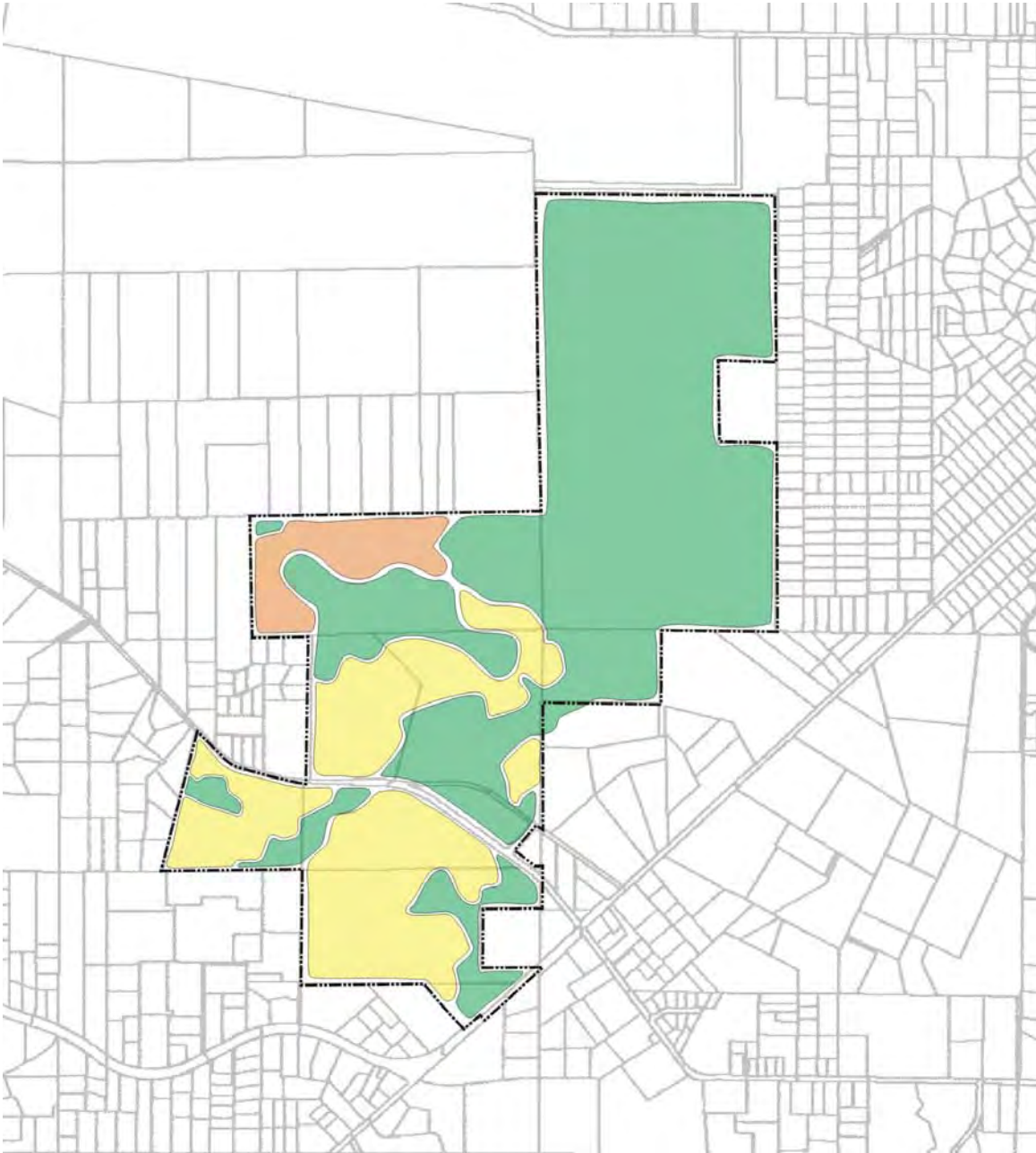


Cumming Ranch

General Plan Amendment Report and Specific Plan



November 2010

Cumming Ranch
Specific Plan
and
General Plan Amendment Report

SP 03-005
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Attachment: Cumming Ranch Specific Plan Map

1.0 Introduction

1.1 Overview

This document consists of both a General Plan Amendment Report and a Specific Plan for the Cumming Ranch property. The General Plan Amendment Report (GPAR) addresses the proposed changes to the existing Ramona Community Plan. The Cumming Ranch Specific Plan sets forth the goals, policies and guidelines for the development of residential land uses and preservation of open space within the 683-acre Specific Plan Area (SPA).

The Specific Plan text and exhibits establishes a comprehensive framework for development of the Cumming Ranch. The Elements of the Cumming Ranch Specific Plan establish specific criteria for the protection of open space and sensitive resources while providing for the development of residential land uses that are compatible with, and seamlessly integrate with the open space system. The Cumming Ranch Specific Plan also provides for the necessary infrastructure and improvements.

The final section of this document provides an analysis of the consistency of the project with the goals, objectives and policies established by the Ramona Community Plan and the County of San Diego General Plan.

1.2 Regional Setting

The Cumming Ranch SPA is part of the Ramona Community Planning Area located in central San Diego County. The Cumming Ranch SPA is comprised of approximately 683 acres and is located approximately 20 miles northeast of

downtown San Diego; approximately 11 miles east of Interstate 15 and approximately 15 miles north of Interstate 8 (see Figure 1-1, *Regional Location Map*).

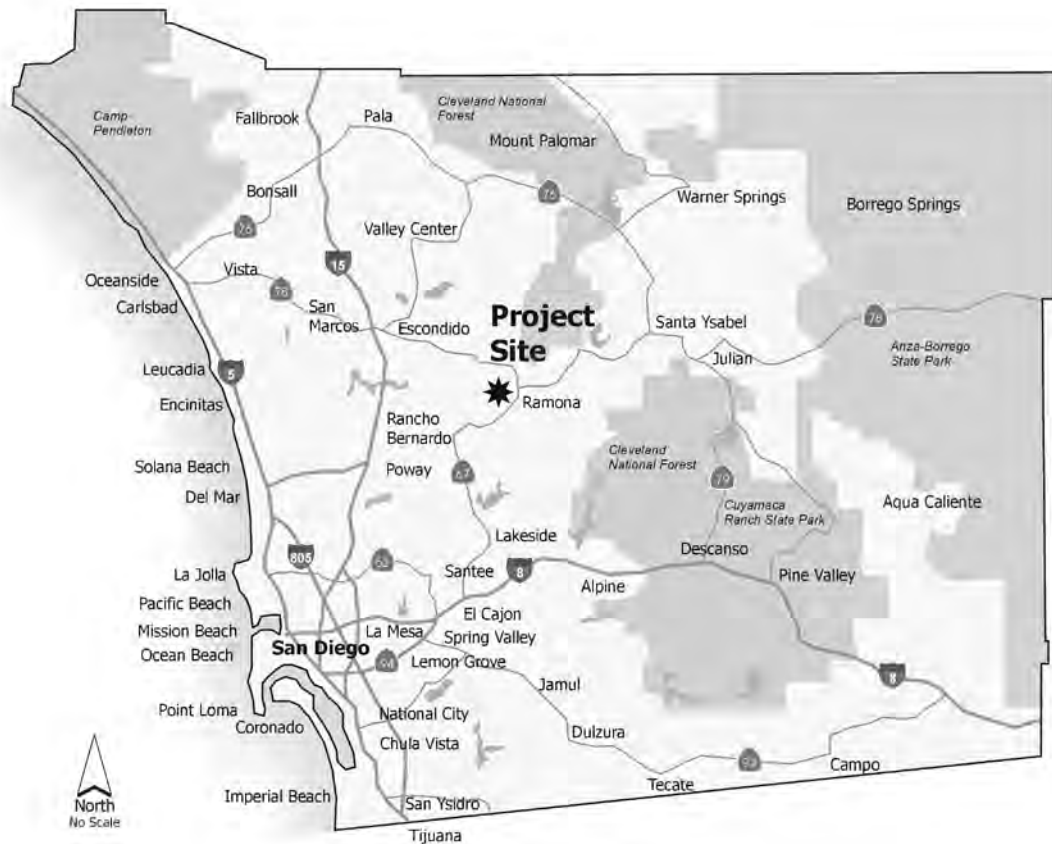


Figure 1-1 Regional Location Map

1.3 Planning Context

The Cumming Ranch SPA project site is designated in the San Diego County General Plan as EDA (Estate Development Area). According to the Regional Land Use Element of the General Plan, the Estate Development Area designation combines agricultural uses and low-density residential uses. Approximately 115 acres within the northern portion of the site is located within the ECA

(Environmentally Constrained Area) Regional Category. ECA includes floodplains, lagoons, agricultural preserves and other areas with similarly sensitive environmental resources. The portion of the site within the ECA category generally conforms to the floodplain of the Santa Maria Creek.

The *Ramona Community Plan* designates the property as (21) Specific Planning Area. This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns that require special land use and/or design controls. The overall density permitted in a Specific Planning Area is designated in the community plan. As part of the current project, the Ramona Community Plan is proposed to be amended to provide a coordinated development and preservation strategy to provide for the protection of natural resources on the site and to allow for development of a residential community that is compatible with the natural environment and is within the development density established in the Ramona Community Plan.

1.4 Policy Framework

The San Diego County General Plan, Regional Land Use Element, Ramona Community Plan and the Natural Communities Conservation Plan (NCCP) make up the overall policy framework for the Cumming Ranch SPA. A detailed analysis of the consistency of the Cumming Ranch Specific Plan with the goals and policies of the General Plan and Community Plan is contained in Chapter 3 of this report. In Chapter 4, the Cumming Ranch Specific Plan explains how the project promotes the long-term survival of sensitive plant and animal species as outlined in the NCCP. In addition to the adopted regulatory documents, there are other policies and concepts that influence the development of the SPA.

On June 1, 2000 the Ramona Community Planning Group approved a conceptual plan for the Ramona Grasslands Greenbelt (Ramona Grasslands Project). The concept envisions the purchase of approximately 5,000 acres of privately owned lands in the western area of Ramona for the purpose of establishing a grasslands preserve. Funds from governmental agencies and conservation groups were named as the source of funding for the project.

On November 1, 2000 County Supervisor Dianne Jacob presented a proposal to the County of San Diego Board of Supervisors to direct County staff to seek potential funding sources for the Ramona Grasslands Project. The Board of Supervisors unanimously endorsed this concept, with the provision that all purchases be from willing sellers. Portions of the Cumming Ranch are located within the conceptual boundaries of the Ramona Grasslands Project.

In July 2002, the County Department of Planning and Land Use prepared a draft white paper that addressed the importance of the Ramona Grasslands as a preserve and the challenge of balancing the needs between planned growth and preservation.

The white paper stressed the need for the integration of ongoing major planning activities in the area, including the North County Multiple Species Conservation Program (MSCP) and the process to update the County of San Diego General Plan (GP 2020). Efforts of conservation groups and others to obtain funds are a part of the proposed integrated planning approach. The concept was discussed for designating “hard line” boundaries of areas for conservation and for development

in the Ramona Grasslands. Additionally, the white paper outlined proposed processes for funding and acquisitions.

An additional plan that influences the Cumming Ranch SPA is the conceptual plan for the Santa Maria River Park. On March 3, 2000 the Ramona Community Planning Group approved the conceptual plan for the Santa Maria River Park. The plan envisions a linear park along the Santa Maria Creek that would connect various parks, keys business areas within the Town Center and the planned intergenerational center. It would include a series of pathways and hiking trails. In July of 2001, the County of San Diego Board of Supervisors endorsed the plan and directed the Chief Administrative Officer to work with interested parties to identify and obtain funding to acquire land along the Santa Maria Creek to implement the plan.

The following discussions within this section describe issues and policies from the Regional Land Use Element, the Ramona Community Plan and other relevant County of San Diego polices and ordinances affecting the Cumming Ranch SPA.

Regional Land Use Element

The Cumming Ranch SPA is within the Regional Category of Estate Development Area (EDA), according to the County of San Diego Regional Land Use Element. A portion of the site is also within the ECA (Environmentally Constrained Area) Regional Category.

Land within the EDA designation is intended for a low-density residential and agricultural land uses on parcels ranging from tow to twenty acres in size. However, clustering as a development technique to group buildings or lots

through an on-site transfer of density is permitted. Planned developments, lot area averaging and Specific Plans are considered to be compatible with the EDA designation.

The Regional Land Use Element of the County General Plan defines the (21) Specific Plan Area designation as land *“where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the community or subregional plan map.”*

The Regional Land Use Element describes the ECA designation as lands that: *“include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, areas containing rare and endangered plant and animal species, and certain private holdings in the Cleveland National Forest. The Regional Land Use Element requires that development in these areas be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts. Land uses density and intensity in these areas are defined by the applicable Community and Subregional Plans.”*

Ramona Community Plan

The residential goal of the Ramona Community Plan is:

“Maintain and enhance the existing rural atmosphere of the planning area while accommodating a gradual, orderly increase in residential development which is in harmony with the natural environment.”

The Ramona Community Plan includes specific guidelines and conditions for development of the Cumming Ranch SPA. The Cumming Ranch SPA allows both residential and industrial development. The residential component allows 166 single-family homes on minimum lot sizes ranging from two to four acres. The industrial component is not defined in specific size or acreage, but is confined to an area adjacent to and south of the Ramona Airport and north of Santa Maria Creek.

In order to implement the residential goal of the Ramona Community Plan in the development of the Cumming Ranch SPA, the County of San Diego authorized processing of an amendment to the Ramona Community Plan. The proposed changes to the Ramona Community Plan amend the text of the plan as it pertains to the Cumming Ranch SPA. The proposed changes include:

- Creation of an “Area A” where up to 125 residential lots would be allowed on lots ranging from 1 to 3.1 acres, versus the current overall allowance of up to 166 residential units with minimum lot sizes of 2 and 4 acres.
- Creation of an “Area B” that would be available for purchase by a conservancy for protection of existing natural habitat. In the event that “Area B” is not acquired, the owner would be allowed to continue the existing agricultural uses on that portion of the site.
- Creation of an “Area C” that will be donated for open space as part of the Ramona Grasslands project.
- Deletion of the Industrial Element from the Specific Plan.

Project specific objectives, policies and recommendations for implementation of the Cumming Ranch SPA are contained within the various elements of this Specific Plan in order to ensure consistency and compatibility with the Ramona Community Plan.

Other Relevant Policies and Ordinances

In addition to the San Diego County General Plan and the Ramona Community Plan, there are a number of other policies and ordinances implemented by the County of San Diego that provide guidelines or standards that influence the design and implementation of the Cumming Ranch SPA. These relevant policies and ordinances include the following:

- *The County Zoning Ordinance* – The Zoning Ordinance is applicable to all of the unincorporated areas of San Diego County. Within the Cumming Ranch SPA, all land and all structures and the construction, reconstruction, alteration, expansion, or relocation of any structure must conform to all regulations established in the Zoning Ordinance.

- *The County Subdivision Ordinance* – The Subdivision Ordinance establishes regulations for the subdivision of land within the unincorporated areas of San Diego County, pursuant to the State of California’s Subdivision Map Act. The ordinance addresses procedures, design standards, agreements and improvement requirements for all subdivided land.

- *The Natural Communities Conservation Program (NCCP)* - The NCCP is a regional program that plans for the long-term survival of sensitive plant and animal species found in the NCCP Planning Area. The NCCP requires that loss of natural habitat be consistent with the following findings:
 1. The proposed habitat loss is consistent with the interim loss criteria in the Conservation Guidelines and with any subregional process if established by the subregion.
 - a. The habitat loss does not cumulatively exceed the 5% guideline.
 - b. The habitat loss will not preclude connectivity between areas of high habitat values.
 - c. The habitat loss will not preclude or prevent the preparation of the subregional NCCP.
 - d. The habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with Section 4.3 of the NCCP Process Guidelines.
 2. The habitat loss will not appreciably reduce the likelihood of the survival and recovery of listed species in the wild.
 3. The habitat loss is incidental to otherwise lawful activities.

As part of the NCCP, the County of San Diego's Planning Department envisions that the preparation and approval of three MSCP Subarea plans upon completion will provide Endangered Species Act coverage for the entire unincorporated area. The Cumming Ranch SPA is located within the North County planning area.

- *The Biological Mitigation Ordinance (BMO)* – The BMO establishes mitigation standards for discretionary projects that are located outside of biological core areas in order to achieve the conservation goals set forth in the Subarea Plan for the Multiple Species Conservation Plan.

- *Dark Skies Ordinance (Light Pollution Code)* – The County of San Diego has established the Light Pollution Code to regulate outdoor lighting in order to minimize the potentially detrimental effects of light pollution on astronomical research at the Palomar Observatory and Mount Laguna Observatory. The Cumming Ranch SPA is located approximately 35 miles west of the Mont Laguna Observatory and approximately 25 mile south of the Palomar Observatory.

- *Board of Supervisors Policy I-116* – Policy I-116 establishes criteria for the acquisition, development, operation and maintenance of non-motorized trails and pathways. The County Trails Program has recently completed the Draft Community Trails Master Plan (CTMP). The scope of the draft CTMP includes the unincorporated areas of the County of San Diego. While the plan provides an overview of the whole County Trails Program, its main focus is on development and management guidelines that can be applied to community level trail systems. The Cumming Ranch SPA lies within the Ramona segment of the draft CTMP.

2.0 Project Description

2.1 Location

The 683-acre Cumming Ranch is located immediately west of the Ramona Town Center and approximately ¼ mile north of the intersection of Highway 67 and Highland Valley Road in the community of Ramona in the County of San Diego. Highland Valley Road traverses the southern portion of the project site. Ingress and egress are via Highland Valley Road. The eastern boundary of the property is contiguous to the Ramona Town Center. The Ramona Airport borders the site to the north. The Santa Maria Sewer Treatment Plant of the Ramona Municipal Water District is located on a parcel that is inset along the eastern boundary of the site (see Figure 2-1, *Vicinity Map*).

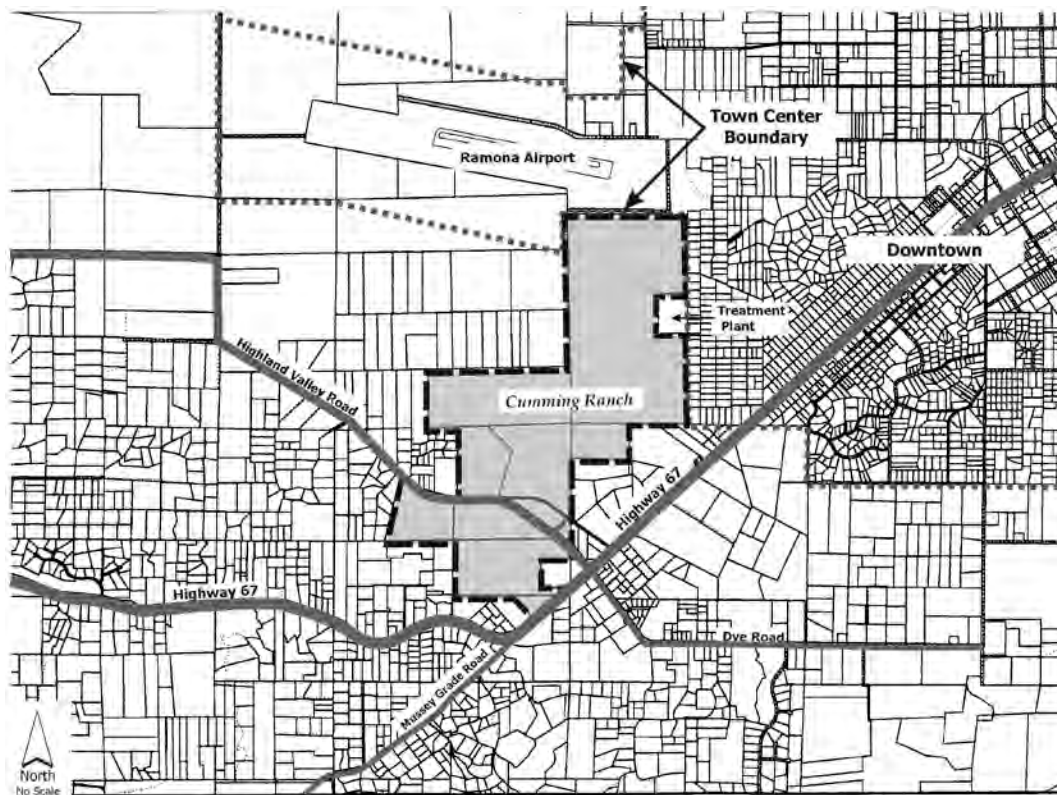


Figure 2-1 Vicinity Map

2.2 Physical Features

The physical features of the Cumming Ranch SPA naturally divide the property into three distinct areas. Area A is located in the southern portion of the site and encompasses the area from the southern boundary northerly to an unnamed drainage just south of Etcheverry Creek. The area between Area A and the Santa Maria Creek is referred to as Area B with the remaining land north of Santa Maria Creek referred to as Area C (see Figure 2-2, *Planning Area Map*).

The topography of the southern portion of the property (Area A) is diverse, consisting of rolling uplands interspersed with rocky outcrops and drainages. Small stands of Engelmann and Coast oak are scattered within portions of the area. A ridgeline of steeper hillsides in the northeasterly portion of the area accentuates the diversity. Elevations in the southern area vary from 1,368 feet to 1,576 feet. Highland Valley Road bisects the southern portion of the property. A small amount of frontage on Highway 67 is located in the southwest corner of the property (see Figure 2-3, *Existing Topographic Map*).

The topography in the central area (Area B) consists mostly of a wide-open plain area, extending from just south of Etcheverry Creek to the eastern boundary of the property. Elevations range from 1,359 feet to 1,392 feet. The central area is considered highly developable because of its level terrain and proximity to the Town Center.

The northern area of the property (Area C) is located between the Santa Maria Creek and Airport Road. About 50% of this area consists of creek area, wetlands and shallow drainage areas (vernal swales). The remainder of the area consists of



Figure 2-2 Project Area Map

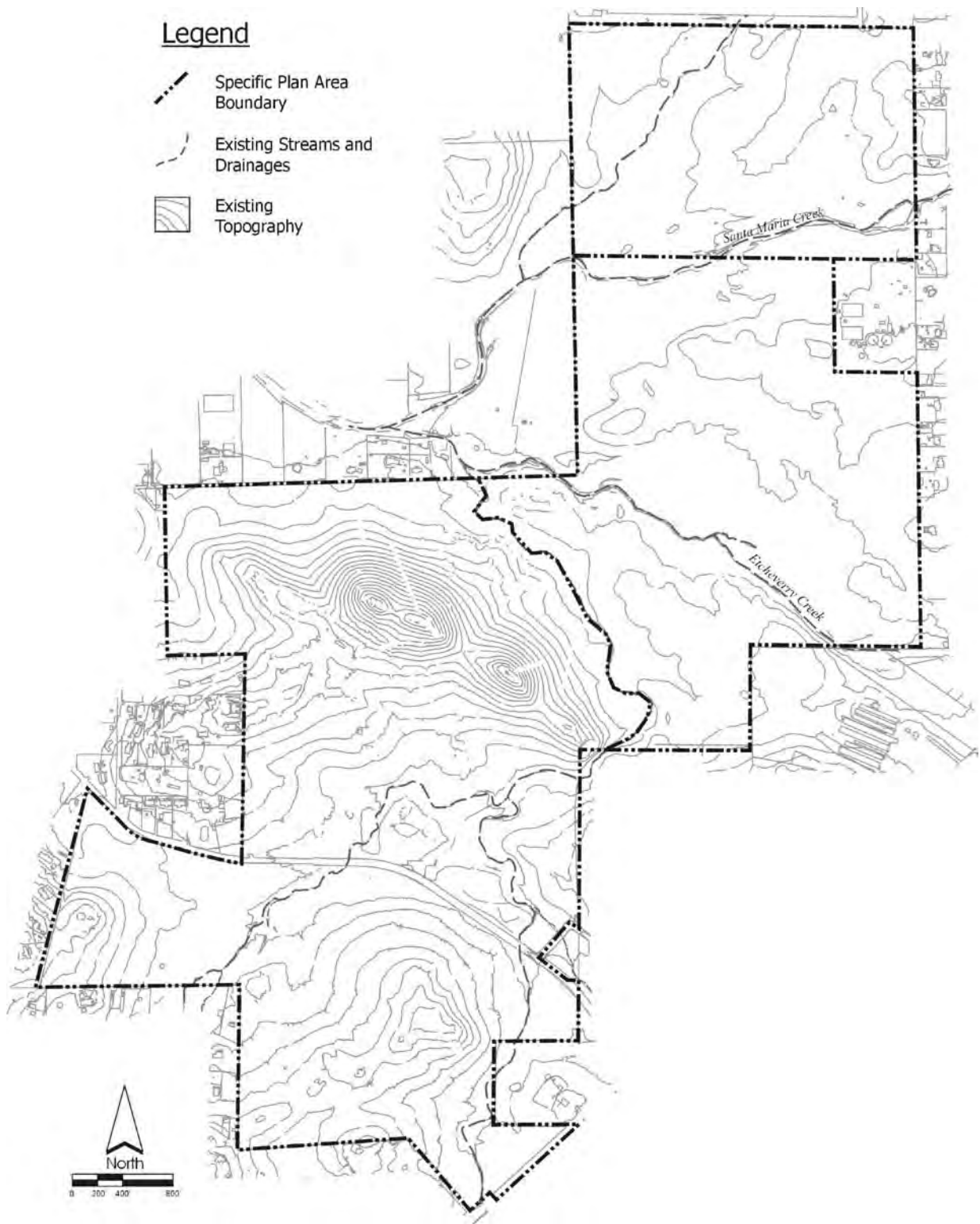


Figure 2-3 Existing Topographic Map

non-native grasslands. A unique clustering of large boulders and rock outcroppings appear along the eastern boundary. Elevations in the northern area range from 1,365 feet to 1,400 feet with the higher elevations being in the north, along Airport Road.

The primary drainages on the site are the Santa Maria Creek located in the northern portion of the site and Etcheverry Creek through the central portion of the site. These two creeks drain from the east to the west. Two smaller unnamed drainages occur in the southern portion of the site, flowing northward and ultimately join the Santa Maria Creek. Two shallow drainages running north to south provide drainage for the north area of the property. The property contains approximately one half of a mile of frontage on the Santa Maria Creek. These drainages are shown on Figure 2-3.

The majority of the Cumming Ranch SPA has been disturbed by agricultural operations. Natural vegetation occurs on portions of the site that were not conducive to agricultural use. Natural vegetation occurs on the central ridge on the site and interspersed throughout the site in and around the rock outcroppings and on steeper slopes.

2.3 Existing Land Uses

Existing Specific Plan Area

Existing land uses on the project site and within the surrounding area are shown on Figure 2-4. The Cumming Ranch SPA has historically been used primarily for cattle grazing and dry-land farming of oat hay. There are no

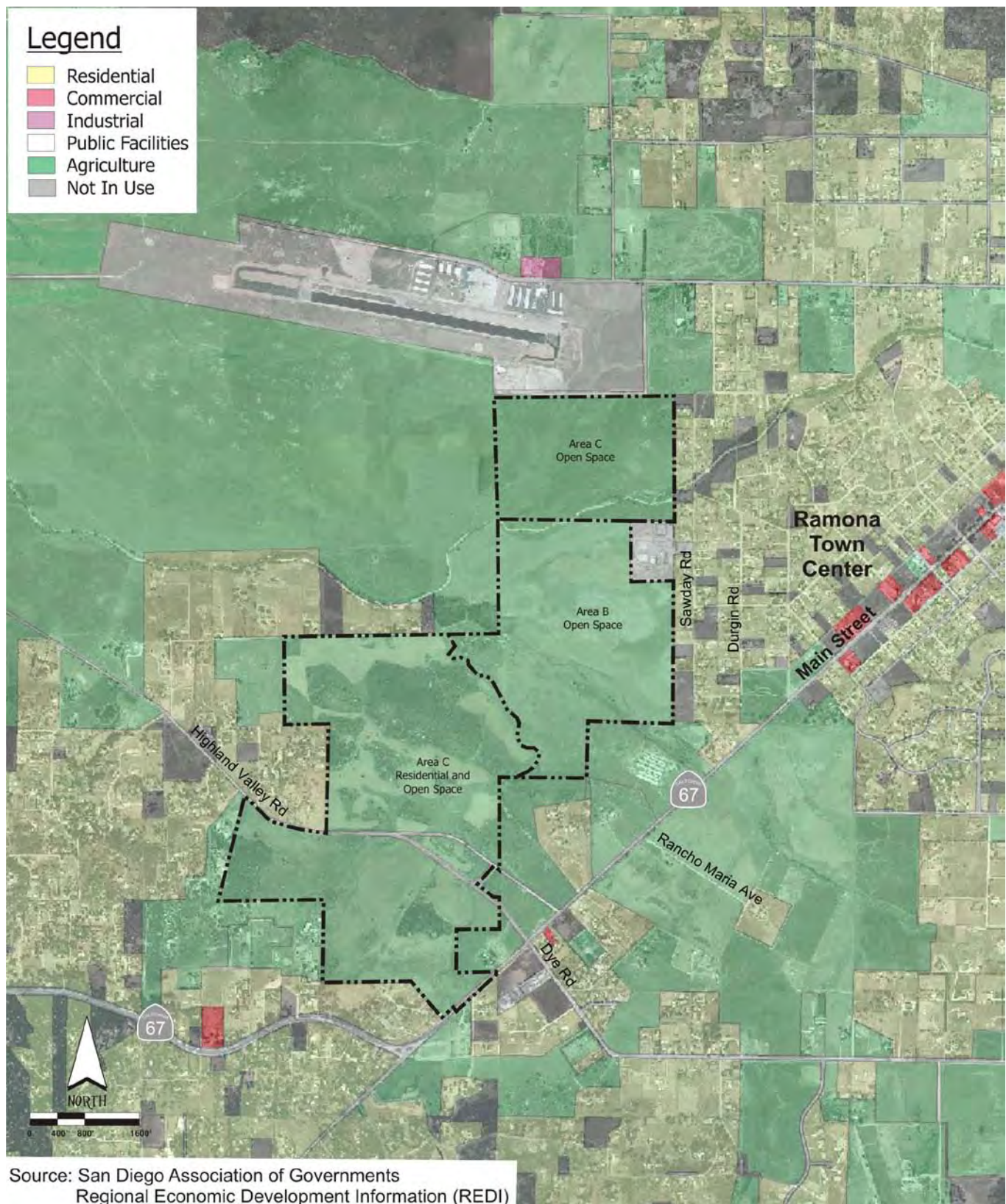


Figure 2-4 Existing Land Uses in the Project Vicinity

buildings or structures on the site with the exception of two windmills and remnants of cattle corrals. The liability of running cattle at this location, coupled with the economics of dry farming, limits continued agricultural uses.

Approximately 56 acres in the northern portion of the Cumming Ranch SPA are managed and operated as a mitigation bank for the sale of conservation credits, primarily for vernal pools and wetland habitats. To date, approximately 22 acres of mitigation credits have been sold and are protected by conservation easements. These 22 acres are commonly referred to as the Ramona Vernal Pool Reserve.

Surrounding Properties

Located adjacent to the Cumming Ranch site to the east are single-family homes on lots typically one to two acres in size. To the south and west of the site is residential development on lots averaging from two to five acres in size. North of the Area A boundary are homes on lots generally 5 acres and larger. The Ramona Airport is located north of Area C.

2.4 Project Design

The Cumming Ranch SPA is intended to accommodate the Ramona Grasslands Project and still retain a modest level of residential development that is compatible with the rural character of the existing Ramona community. Approximately 67 percent of the SPA is designated as common open space with residential land use designated on the balance (approximately 32 percent) of the property. The plan also provides for associated infrastructure and 3.4 miles of public pedestrian and equestrian trails (see Figure 2-5, *Cumming Ranch Specific Plan Map*).

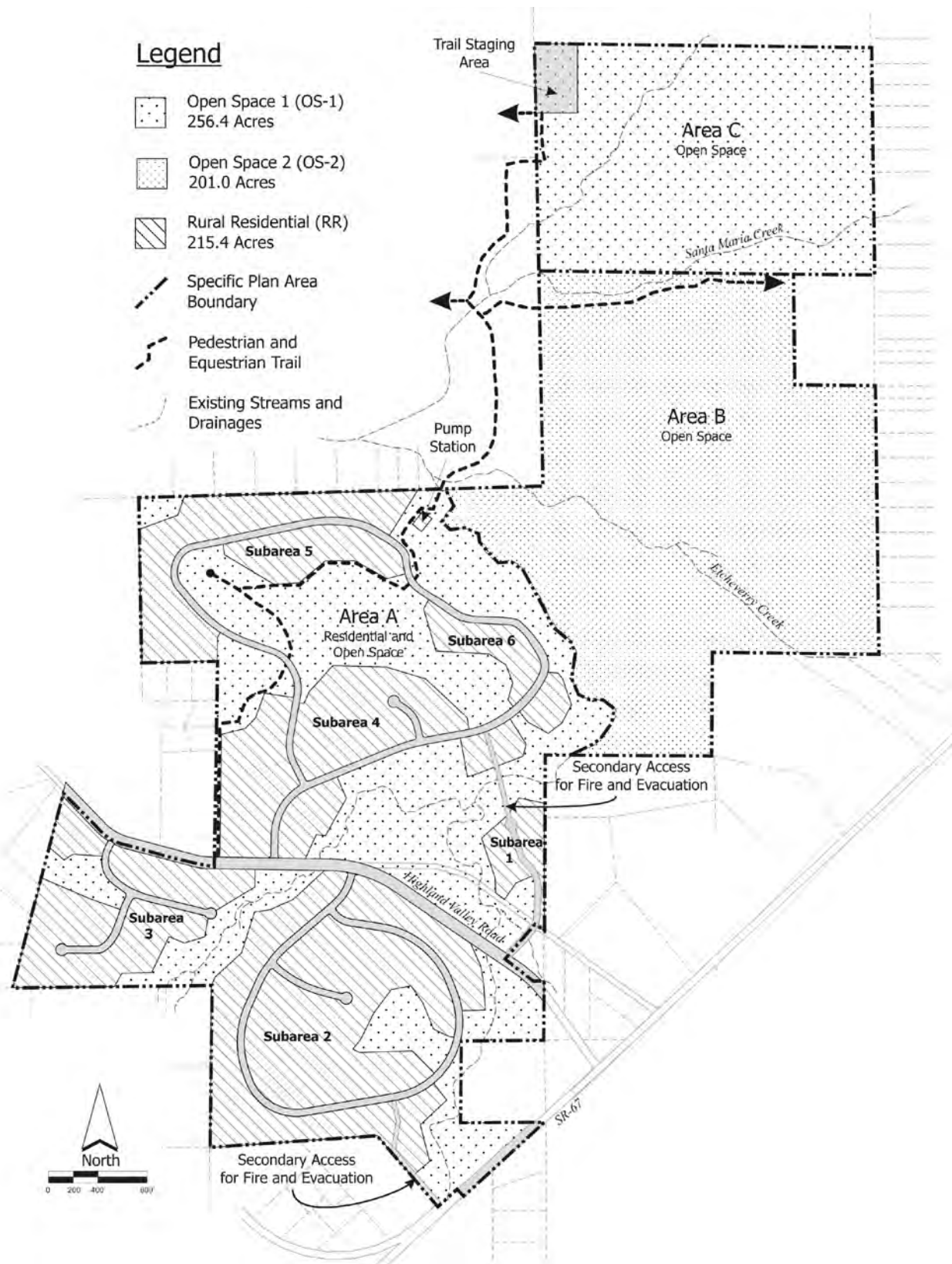


Figure 2-5 Cumming Ranch Specific Plan Map

The Cumming Ranch SPA accommodates 125 dwelling units within Area A of the SPA. Areas B and C are designated as open space. The overall density of the Cumming Ranch SPA is 0.18 dwelling units per acre.

Area A consists of approximately 358.7 acres. Within Area A, approximately 215.4 acres are designated for residential lots and internal streets and approximately 143.3 acres are designated as open space. A maximum of 125 dwelling units are allowed within Area A.

Area B, consisting of approximately 201.0 acres, will be made available for purchase to the Ramona Grasslands Project under the terms of an option agreement negotiated between the owner and the buyer. Area B is considered to be within one of the key corridors to the Ramona Grasslands Project, providing critical north/south connectivity with other grassland areas.

Area C, consisting of approximately 113.1 acres, is designated as Open Space and will be donated by the property owner in fee title, at no cost, to the Ramona Grasslands Project. Area C, like Area B, is considered to be located within a main corridor to the proposed Ramona Grasslands Project.

This donation will be an environmentally significant component of the Ramona Grasslands Project. The overall size of the preserve as a component of the Ramona Grasslands Project ensures the long-term viability of the habitats and the preservation of the Federally-listed San Diego Fairy Shrimp.

3.0 General Plan Amendment Report

3.1 *Project Proposal*

The purpose of the General Plan Amendment Report is to explain how the project proposes to amend the County's General plan and to demonstrate conformance with all other General Plan and Community Plan policies. The project proposes to lower the density identified on the County's General Plan Land Use Map and it proposes to amend portions of the Ramona Community Plan, which specify allowable uses and development regulations for the Project Site. Specifically, the project proposes the following amendments to the County's General Plan:

- **Reduces Maximum Allowable Density:** The existing General Plan Land Use Map and Ramona Community Plan specifies the overall density shall not exceed 0.25 dwelling units per acre (Figure 3-1, *Existing Community Plan Map*). The project proposes to change the density from 0.25 to 0.18 on both the land use map and within the Ramona Community Plan.
- **Eliminates Industrial as an Allowable Use:** The existing Ramona Community Plan prescribes future industrial uses to be based on an *Industrial Needs Study* that would be conducted on the property. The project proposes to eliminate this language in the Ramona Community Plan to not allow future industrial uses on the site.
- **Reduces the Number of Homes Allowed:** The Ramona Community Plan currently states no more than 166 single-family units shall be allowed. The project proposes to revise this language to allow no more than 125 single family units.

- **Reduces the Minimum Lot Size:** The Ramona Community Plan specifies residential lots shall be a minimum of 2-acres; and all lots adjacent to and north of Highland Valley Road shall be at least 4 gross acres in size. The project proposes to amend this requirement and allow lots ranging from 1 to 3.1 acres in size.
- **Establishes a Permanent Open Space Preserve:** The Cumming Ranch Map identified in the Ramona Community Plan will be revised to delineate 3 distinct areas. Area A will allow no more than 125 residential homes and delineate specific areas that will be preserved as permanent open space. Acreage in Area B will be made available by owner for purchase for preservation in the Ramona Grasslands Preserve. Area C that will be donated in fee title by owner to the County's Ramona Grasslands Preserve.

The remaining sections in this chapter explain the intent of the General Plan Amendment identifies the merits of the project proposal and summarizes how the project maintains consistency with other General Plan and Community Plan policies. The chapter concludes by summarizing consistency with the proposed maps and policies identified in the proposed General Plan update, scheduled for adoption in fall 2010.

3.2 Intent of Project Proposal

The primary intent of the GPA is provide for a distribution of land uses that will accommodate the formation of the Ramona Grasslands Preserve and seamlessly integrate the land uses with the surrounding grasslands preserve areas while providing for residential development that is consistent with Ramona's rural character and country lifestyle.

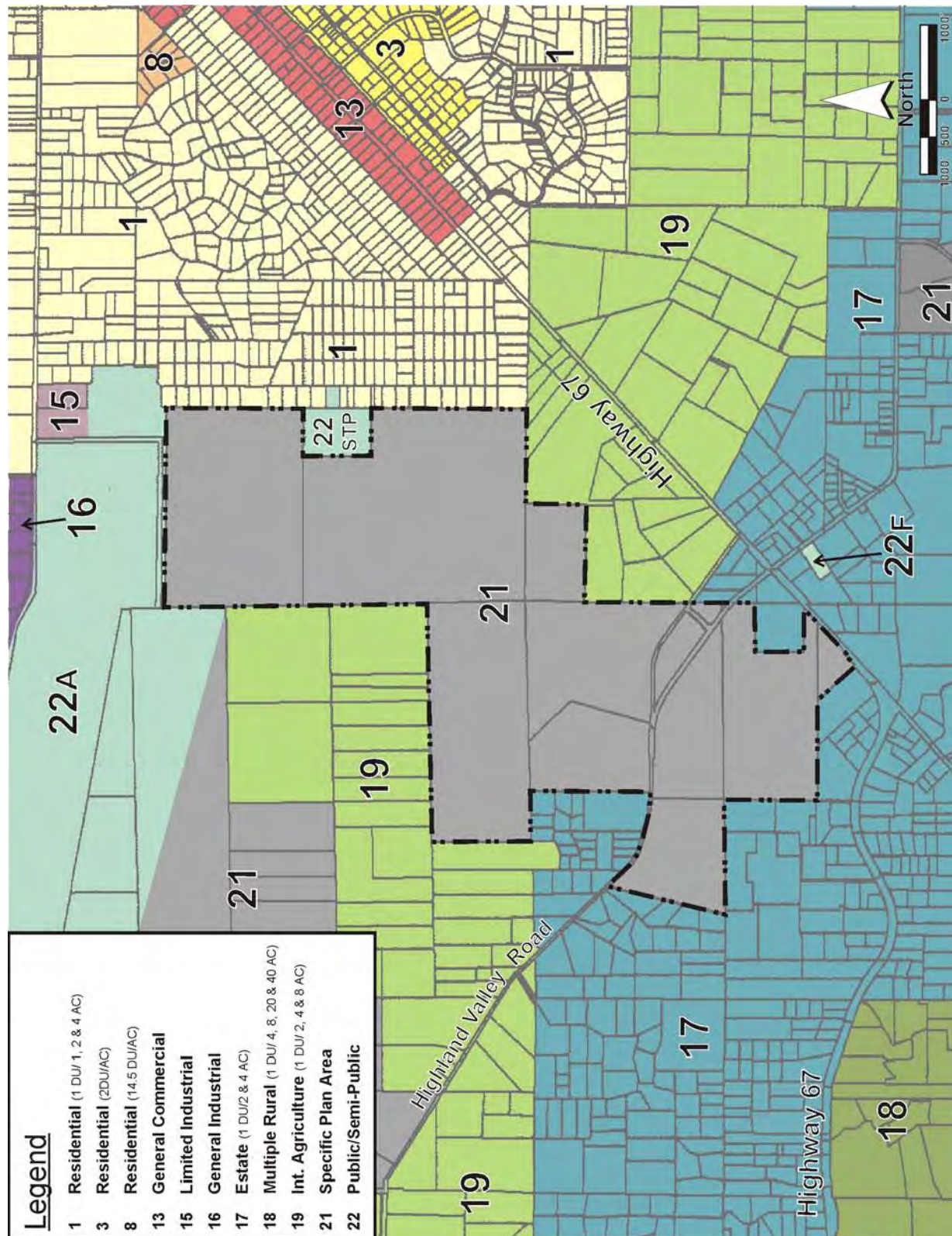


Figure 3-1 Existing Community Plan Map

The distribution of land uses provided for in the existing Ramona Community Plan focuses on lot sizes relative to the surrounding areas. Four-acre minimum lots are designated for the areas adjacent to Highland Valley Road and abutting neighboring properties. Two-acre minimum lots are designated to the south of Highland Valley Road, adjacent the Town Center boundary to the east of Area B and within the interior of the site. Open space is recommended to preserve Santa Maria Creek and vernal pools located in Area C. Industrial use is provided for in the northern portion of the site adjacent to the Ramona Airport.

The distribution of land uses provided for by the GPA focuses on integration with existing and potential open space corridors adjacent to and within the project site and preservation of sensitive resources on the site. This revised distribution of land uses is specifically designed to accommodate the Ramona Grasslands Preserve.

The proposed GPA establishes lots ranging from 1.0 acre to 3.1 acres in size. This broader range of lot sizes allows greater flexibility in design, creates more contiguous common open space and provides better integration with the surrounding areas.

A comparison of the distribution of land uses between the existing community plan and the Cumming Ranch SPA is provided in Figure 3-2, *Land Use Comparison*.

3.3 Merits of the Proposal

- *The proposed GPA will benefit the Ramona Grasslands Project*

The proposed Cumming Ranch land use plan will designate the 113.1 acres within Area C to be donated to the Ramona Grasslands Project and make an additional 201.0 acres in Area B available for purchase. An additional 215.4 acres will be preserved as open space within Area A. The total land being made available to the Ramona Grasslands Project is 457.4 acres, or approximately 67 percent of the property.

Areas B and C are considered to be within one of the key corridors to the Ramona Grasslands Project, providing critical north/south connectivity with other grassland areas. Having the land in Area B under a definitive contract will greatly enhance the ability of the Ramona Grasslands Project to solicit and secure funding in order that the preservation of the grasslands can become a reality.

Area C contains a unique and highly sensitive collection of vernal pools. Approximately 22.2 acres of Area C is currently protected with conservation easements. This donation will create one of the largest vernal pool preserves in San Diego County and will be an environmentally significant component of the Ramona Grasslands Project. The overall size of the preserve as a component of the Ramona Grasslands Project ensures the long-term viability of the habitats and the preservation of the Federally-listed San Diego Fairy Shrimp.

- ***The proposed GPA enables the preservation of over 67% of the project site as permanent open space***

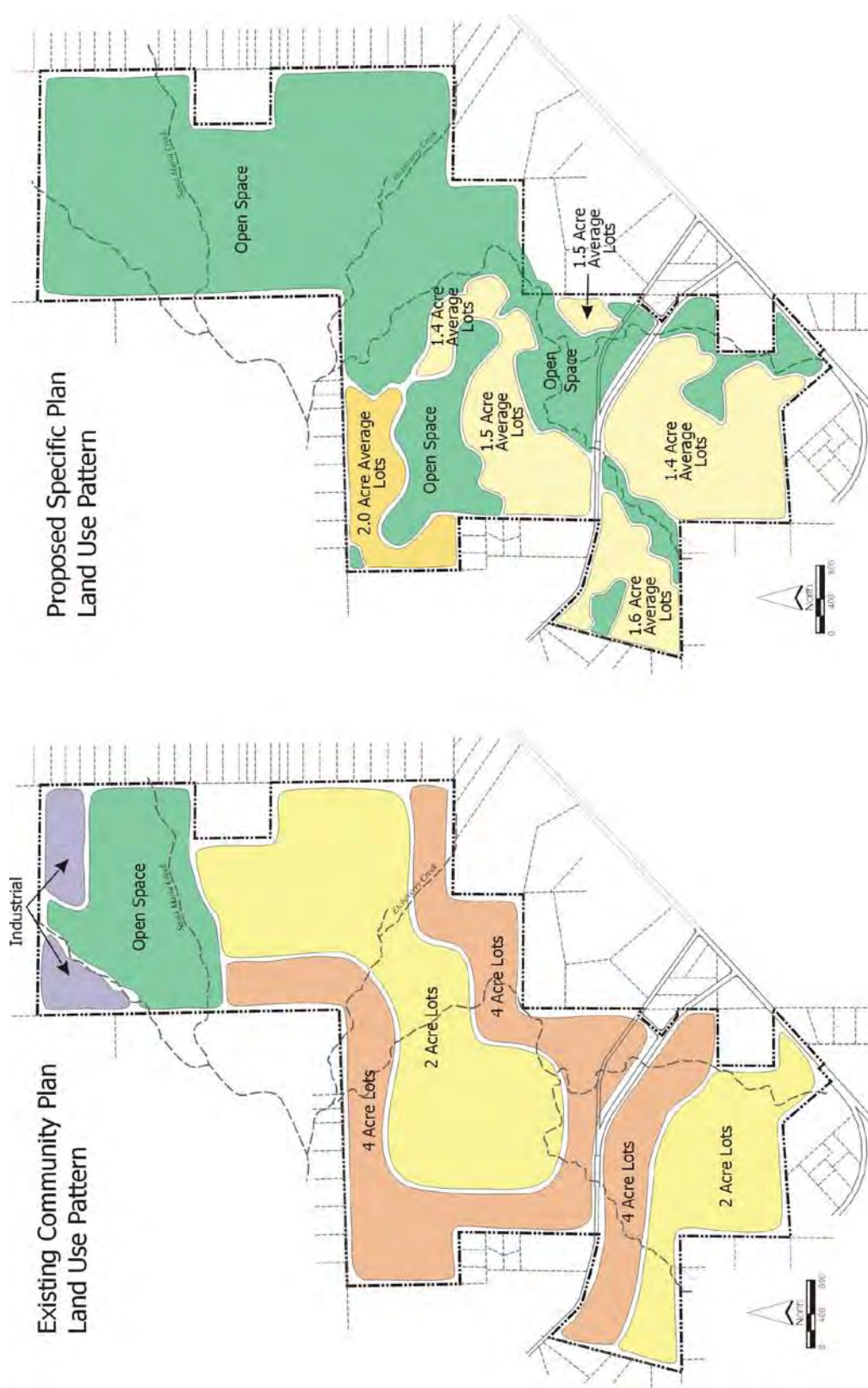


Figure 3-2 Land Use Comparison

The proposed project designates approximately 457.4 acres of the Cumming Ranch SPA for preservation as permanent open space. The greater variation in lot sizes authorized by the GPA allows more flexibility in the design of the residential development areas resulting in greater preservation of common open space areas.

- ***The proposed GPA is less intense than the current Community Plan***

The Cumming Ranch GPA proposes 41 fewer residential dwelling units than currently allowed in the community plan. The GPA also will also eliminate the industrial element of the land use plan. With implementation of these changes, the intensity of the development is less than anticipated in the Community Plan. This results in less traffic generation, less demand on public facilities and utilities, fewer impacts to neighboring properties, more open space preservation and less impacts to sensitive resources.

- ***The proposed project maintains the rural character of the community***

The character of the Cumming Ranch project is specifically designed to be consistent with the country lifestyle of Ramona. The residential lot density and design and significant open space areas are all characteristic of a rural setting. Various design elements, which will be incorporated into the project, will reinforce the rural theme of the project.

Animal keeping is an important element of a rural lifestyle. Animal keeping on individual lots within Cumming Ranch will be governed by the County of San Diego zoning regulations and may be refined by the project CC&R's. The keeping of horses and other large animals will be allowed. The number and

type of animals allowed will be established based on the size of the lot. Keeping of animals for 4-H and FAA projects will be allowed.

The overall density of the proposed project is consistent with rural development. The minimum lot size established by the project will provide a transition in land use intensity from the more densely developed properties to the east within the Ramona Town Center to the larger lot sizes located to the west.

- ***The proposed project preserves the unique natural features of the project site***

The natural features and characteristics of the property have been integrated into the project's overall composition. Special attention is given to preserving viewsheds along Highway 67 and Highland Valley Road. All major ridgeline areas are permanently protected, including their special habitats, by inclusion into the open space system. All major drainage areas are being preserved in their natural state by inclusion within permanent open space. The entire length of the Santa Maria Creek on the property will be preserved. Additionally, several miles of tributary drainages to the main channel are also protected. Extensive biological and cultural resource studies and mapping were conducted on the property as part of the land planning process. The results of these studies and mapping were key determinants in selecting the areas for development and those for preservation.

- ***The proposed project minimizes potential impacts to neighboring properties***

The Cumming Ranch project has been carefully designed to be non-intrusive with respect to views that may be observed from surrounding properties and

from nearby streets and roadways. Hillsides with natural and scenic habitat have been preserved. Views are also preserved along the major roadways. Open space is proposed along the portions of the site adjacent to both Highway 67 and Highland Valley Road. Approximately 67 percent of the property will be preserved as permanent open space.

In order to protect groundwater resources, no wells are proposed on the project site and all lots within the project will have public sewer connections.

In addition to the lot sizes, lot design, density and open space that preserve the rural character of the property, several additional features are proposed in direct response to community input. No street lighting is proposed and all outdoor lighting must comply with the County Dark Sky Ordinance. The community has also requested that two old windmills on the property be restored and placed at appropriate locations on the site. These windmills will be restored and placed appropriately. The windmills are for aesthetics only and will not be used for pumping.

- ***The proposed project will provide 3.4 miles of pedestrian and equestrian trails and a trail staging area***

A public trail system has been established within the Cumming Ranch project in consultation with the Transportation and Trails Subcommittee of the Ramona Community Planning Group and the Ramona Trails Association. A range of alternative alignments were considered with the ultimate design selected based on input from the community, the project biologist and the potential for integration with existing or proposed trails on adjoining properties.

Special care will be taken to ensure the implementation of the trail system. Irrevocable trail easements will be recorded on title prior to the dedication or sale of any portion of the property with proposed trails.

▪ ***All necessary public services and facilities are available to serve the project***

The project does not propose to increase residential density over that which is currently allowed in the Ramona Community Plan. All necessary public services are available to serve the proposed project. Prior to obtaining sewer service it will be necessary for the Ramona Municipal Water District to obtain approval of an expansion of latent powers through the Local Agency Formation Commission.

3.4 General Plan Consistency

The Cumming Ranch Specific Plan has been developed based on the goals and policies set forth in the County of San Diego General Plan and the Ramona Community Plan. This section addresses the conformance of the Cumming Ranch Specific Plan with the goals and policies of County of San Diego General Plan and the Ramona Community Plan.

COUNTY OF SAN DIEGO GENERAL PLAN

I. OPEN SPACE ELEMENT (Open Space Design of Private Lands)

Health and Safety

1. *Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.*

Specific Plan Consistency: The Cumming Ranch Specific Plan proposes no encroachment into steep slopes. The only portions of the site that meet the definition of steep slopes are confined to the eastern portion of the central ridgeline within Area A. All of the area that contains steep slopes occurs within designated open space.

2. *Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies.*

Specific Plan Consistency: The proposed project minimizes impacts to on site drainages and streams and all development is subject to the requirements of the adopted Stormwater Pollution Prevention Plan. In order to protect neighboring groundwater supplies, no wells are allowed on the project.

3. *Protect life and property by regulating use of areas subject to flooding landslides, high fire hazard and high earthquake potential.*

Specific Plan Consistency: The areas proposed for development have been specifically designed to avoid impacts to existing floodways and floodplains. All floodways and floodplains of both Santa Maria Creek and Etcheverry Creeks are located within designated open space. Areas with higher fire potential such as natural vegetation and steep slopes have also been placed in designated open space.

Conservation of Resources and Natural Processes

4. *Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.*
5. *Encourage the conservation of the habitats of rare or unique plants and wildlife.*

6. *Encourage the use of minor natural watercourses as local open spaces.*
8. *Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.*

Specific Plan Consistency: The Cumming Ranch Specific Plan has been designed to maximize the preservation and protection of natural resources occurring on the project site. Approximately 67% of the project area is designated as open space in order to protect natural vegetation, wildlife habitat, watercourses and significant landforms or features of the site.

Recreation

11. *Encourage recreational planning as a part of all major residential development.*

Specific Plan Consistency: A system of public trails and pathways is provided within the project. A two-acre trail staging area is also provided in the northwest portion of the site.

12. *Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.*

Specific Plan Consistency: All cultural resources within the SPA have been identified and will be mitigated in accordance with the requirements established in the Environmental Impact Report of the Cumming Ranch Specific Plan.

Distinguish and Separate Communities

14. *Encourage sound environmental planning practices in all developments.*

Specific Plan Consistency: The design of the Cumming Ranch Specific Plan is based on a thorough analysis of environmental resources existing on the project site. The sensitivity and distribution of these resources was the primary determining factor in establishing areas for development and areas for preservation.

15. *Encourage the use of open space to separate conflicting land uses whenever possible.*

Specific Plan Consistency: The land uses designated within the Cumming Ranch Specific Plan are generally consistent with the surrounding land uses. Open space buffers have been used along the existing major streets to buffer future homes and to preserve the openness and visual quality of the area.

16. *Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.*

Specific Plan Consistency: Open space is intermingled throughout the residential portion of the Cumming Ranch project in order to maintain the rural character and sense of openness of the site. All of the subareas established in the Specific Plan are integrated within the open space.

17. *Encourage development that is designed so as to include riding, hiking and bicycle trails.*

Specific Plan Consistency: A system of public trails (3.4 miles) and pathways is provided within the project. A two-acre trail staging area is also provided in the northwest portion of the site.

II. REGIONAL LAND USE ELEMENT

Overall

- 1.1 *Urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the county be retained.*

Specific Plan Consistency: The Cumming Ranch SPA is located near the intersection of two Circulation Element roads on a major transportation corridor (Highway 67). The SPA is contiguous with the Ramona Town Center boundary on the north and portions of the east. The lot sizes established in the Specific Plan are compatible with the surrounding lot sizes and provide a transition from the more intense development within the adjacent Ramona Town Center.

- 1.2 *Growth be phased with facilities.*

Specific Plan Consistency: The project does not propose to increase residential density over that which is currently allowed in the Ramona Community Plan. All necessary public services are available to serve the proposed project or will be available within the near future. Sewer service is expected to be available to serve the SPA upon completion of the required studies and approval of the Local Agency Formation Commission (LAFCO) expansion of latent sewer powers to include the SPA.

Land Use

- 2.1 *Promote wise uses of the County's land resources, preserving options for future use.*

Specific Plan Consistency: The project site is located adjacent to the Ramona Town Center and along major transportation corridors. The proposed land uses are consistent with the uses designated in the existing

Ramona Community Plan. With development of the project, the majority of the project site will remain in its current natural state as open space.

2.2 *Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.*

While the proposed land uses within the Cumming Ranch SPA are not considered to be urban in nature, the SPA is contiguous with the Ramona Town Center boundary on the north and portions of the east.

2.3 *Retain the rural character of non-urban lands.*

Specific Plan Consistency: The character of the Cumming Ranch project is specifically designed to be consistent with the country lifestyle of Ramona. The residential lot density and design and significant open space areas are all characteristic of a rural setting. The overall density of the proposed project is consistent with a rural character.

The lot sizes established by the project will provide a transition in land use intensity from the more densely developed properties to the east within the Ramona Town Center to the larger lot sizes located to the west. Larger lots are designated in Subarea 5 to be compatible with the larger lots adjacent to that portion of the site. While the lot sizes within the SPA may be smaller than some of those in the adjacent areas, the intensity of development is comparable because of the provision of common open space. If the common open space within Area A were allocated to the residential lots, the average lot size would be approximately 2.9 acres.

2.6 *Ensure preservation of contiguous regionally significant open space corridors.*

Specific Plan Consistency: The Cumming Ranch SPA designates 67 percent of the property for preservation as open space. The design of the open space system has been based on the preservation of on site resources and integration with contiguous regional open space systems.

Environmental

- 3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.*

Specific Plan Consistency: Approximately 67 percent of the SPA (457.4 acres) will be retained as permanent open space for the protection and preservation of natural and cultural resources. The project will also include public trails for recreational opportunities. The dedicated open space within the project also provides permanent protection of the Ramona Vernal Pools Preserve which could provide educational opportunities for environmental professionals and the general public.

Capital Facilities

- 4.1 Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.*

Specific Plan Consistency: The developers of the Cumming Ranch Specific Plan will incur all expenses for infrastructure and facilities necessary to provide adequate services to the SPA. All on site roads and utilities will be installed and funded by the developers. Off site utilities, including water lines, sewer lines and street improvements will be provided as required. In certain instances, expansion or maintenance of certain facilities will be accomplished by the payment of impact fees to the affected district.

4.2 *Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.*

Specific Plan Consistency: The developer will be required to guarantee, either through construction, posting of financial security or payment of fees, that all required facilities and services will be provided for the development.

Estate Development Area (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcels sizes of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority. Where authorized, parcel sizes of two to twenty acres or larger will be permitted depending on the slope criteria in the underlying community or subregional plan land use designations.

Clustering will be permitted in any land use designation found compatible with the Estate Development Category; however, clustering may be limited by conditions stated in the community or subregional plan text and to appropriate areas designated on the community or subregional plan map. Clustering as used in this policy is a development technique in which buildings or lots are grouped or “clustered”, through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning.

Planned development, lot area averaging, and specific plan projects which utilize the clustering technique shall conform to the following standards, as well as to other applicable County regulations; except that specific plan projects that are located in the Specific Plan Area (21) land use designation and are 500 acres or

greater in area are exempt from the standards. These standards shall apply to residential, commercial and industrial development.

- *At least 40% of the project is in a permanent open space easement.*
- *No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.*
- *The minimum parcel size of all parcels not served by sewers, or a package treatment plant, is at least one acre. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres.*
- *The minimum parcel size of parcels served by sewers, or a package treatment plant, is one acre. However, where permitted by the applicable community or subregional plan a minimum parcel size of one-half acre may be allowed provided the resultant development can be found to be compatible with the surrounding area and does not exceed the overall density permitted by the existing land use designation and zoning. In areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres. Compatibility shall be based on uses, housing types, lot sizes, and any other relevant factors.*
- *Where groundwater is the sole source of water supply, proof of a long- term groundwater supply is provided consistent with County Groundwater Policy 1-77.*
- *The project would not have a more significant environmental effect than would an equivalent non-clustered development.*
- *The project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.*

Specific Plan Consistency: Areas within the Cumming Ranch SPA that are designated for development have been concentrated on the flatter and less

environmentally constrained areas. Although the SPA is larger than 500 acres, and is not subject to the clustering criteria, the Cumming Ranch Specific Plan meets and exceeds the EDA clustering standards by preserving 67 percent of this site as open space, only one dwelling unit per lot is allowed, the minimum parcel size is one acre, the project does not proposed to use groundwater, the project will not have a more significant environmental effect than a non-clustered development and the project conforms with all applicable policies of the community plan.

Environmentally Constrained Area (ECA)

The Environmentally Constrained Areas (ECA) include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, areas containing rare and endangered plant and animal species, and certain private holdings in the Cleveland National Forest. The Regional Land Use Element requires that development in these areas be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts. Land uses density and intensity in these areas are defined by the applicable Community and Subregional Plans.

Specific Plan Consistency: The Cumming Ranch Specific Plan, consistent with the intent of this regional category, retains the flood prone areas and areas of high environmental sensitivity in their natural, open state. The areas within the floodway and 100-year floodplain of Santa Maria Creek and Etcheverry Creek are designated as open space. All vernal pools located on the site are also within designated open space.

III. CIRCULATION ELEMENT

It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road

shown on the Circulation Element. It is the intent of the Circulation Element that all land developments conform to the Circulation Element.

Specific Plan Consistency: The proposed roadway system is consistent with the County of San Diego's Circulation Element. No waivers or exceptions to the County's road standards are proposed. As part of the implementing Tentative Map for the Cumming Ranch Specific Plan, additional right-of-way will be dedicated for Highland Valley Road, in conformance with the standards contained within the Circulation Element.

IV. RECREATION ELEMENT

Riding and Hiking Trails

Goal

Establish and protect an enjoyable, efficient, and safe network of public riding and hiking trails.

Objectives

- 1. Interconnect parks and recreation areas and trails planned by the county and other governmental agencies.*
- 2. Provide a variety of trail experiences by locating trails through varied terrain, scenery, and points of interest.*
- 3. Provide for acquisition, development, and management methods for trail which will utilize a maximum of user funding and community-contributed service and under no circumstances with money from the county general fund.*
- 4. Develop trails which may be safely used by hikers and riders of all ages and skills.*
- 5. Blend trails into the natural environment.*
- 6. Prevent unauthorized motorized use of the trail network.*

7. *Adopt trail designs which minimize trail maintenance.*
8. *Coordinate public agencies with the private sector to maximize facilities and services.*
9. *Provide facilities to support trail use, such as group camps and staging areas within existing and future parks.*
10. *Prevent the use of trails for shooting, hunting, or trapping.*
11. *Create an enforcement program to ensure that fires and acts of vandalism do not endanger lives and property.*
12. *Locate trails on existing public domain, public easements and public rights-of-way in order to eliminate the effect on private property.*
13. *Avoid trail location on or adjacent to agricultural land or any land that might be unduly burdened by horseriding or hiking trails.*

Specific Plan Consistency: The design of a scenic and meaningful trail system is one of the primary objectives of the Cumming Ranch project. The project designates a 3.4-mile public trail system. A portion of the trail system has been specifically designed to become part of the regional trail system. The project trail system was established in consultation with the Transportation and Trails Subcommittee of the Ramona Community Planning Group and the Ramona Trails Association.

V. SEISMIC SAFETY ELEMENT (New Development)

1. *Require all buildings to meet the standards of the Uniform Building Code.*
Specific Plan Consistency: All buildings within the Cumming Ranch Specific Plan are required to meet the standards of the Uniform Building Code.

5. *Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies.*

Specific Plan Consistency: While the Cumming Ranch SPA is not considered to be located within a hazardous area, all new development will be required to incorporate geotechnical and building code requirements as required by the responsible agencies designed to minimize the risk of seismic hazards.

7. *Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.*

Specific Plan Consistency: Soils and geology reports prepared by a certified professional will be required to be reviewed and approved as part of the grading and improvement plans for the project.

VI. SCENIC HIGHWAY ELEMENT

It is the goal of the Scenic Highway Element to create a network of County scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced.

Specific Plan Consistency: State Route 67 is designated as a Second Priority Scenic Route in the Scenic Highway Element of the San Diego County General Plan. A small portion of Highway 67 is contiguous the project site on the south. No development is proposed adjacent to Highway 67. The designated open space adjacent to Highway 67 provides an open space buffer of approximately 160 feet to over 300 feet in width. Residential uses will occur in the background, beyond the open space. The

knoll located northwest of Highway 67 will provide a backdrop for drivers on this portion of the highway and is also designated as open space.

VII. PUBLIC SAFETY ELEMENT

Minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence.

Specific Plan Consistency: Fire safety will be ensured with the adherence to all applicable building codes, brush management zones, streets and utility improvement standards. No gated streets will be allowed within the project. All grading will be performed pursuant to the recommendations of a qualified, licensed geologist. Safety and security measures will be implemented as necessary to mitigate for the potential of increased crime.

VIII. NOISE ELEMENT

Policy 4b: Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.

Specific Plan Consistency: The Cumming Ranch SPA is located in an area with relatively low ambient noise levels. Future noise levels may increase within the project area due to increase traffic levels or increased flight operations at the Ramona Airport. Potential noise impacts are mitigated by compliance with the mitigation measures prescribed in the project EIR.

IX. HOUSING ELEMENT

1 . . . ensure that new residential construction will be available to meet the needs of the region if adequate public services and facilities are in place.

Housing should be available in a variety of styles, tenancy types, and prices throughout the region.

Specific Plan Consistency: The Cumming Ranch Specific Plan will provide new residential construction in response to demands in the region. All public services and facilities are in place to accommodate the anticipated development. The Ramona community offers a wide range of available housing types to meet a wide range of housing needs within the community. Much of the housing recently added to the community has been multi-family housing at the lower to middle portions of the housing range. The Cumming Ranch will offer single-family homes in the upper end of Ramona's housing range.

X. CONSERVATION ELEMENT

General Conservation

POLICY 1: The San Diego County General Plan will include provisions for the conservation of natural resources.

Specific Plan Consistency: The Cumming Ranch Specific Plan has been designed to minimize impacts on the site's natural resources. Development has been concentrated in areas of less environmental sensitivity. The majority of sensitive habitats, including all vernal pools within the SPA, are included in designated open space.

Water

POLICY 10: Storm drain runoff should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.

Specific Plan Consistency: A Stormwater Management Plan has been prepared for the SPA and is included in the Draft EIR for the Cumming

Ranch Project. A Stormwater Pollution Prevention Plan will be required prior to issuance of grading permits or recordation of a Final Map.

Vegetation and Wildlife

POLICY 1: The County will act to conserve and enhance vegetation, wildlife, and fisheries resources. These actions may include land purchases, land use controls such as zoning, the establishment of wildlife preserves under the Williamson Act, purchase at less than fee, and other forms of tax relief.

POLICY 2: San Diego County shall coordinate with appropriate Federal, State and local agencies to conserve areas of rare, endangered, or threatened species.

Specific Plan Consistency: The Cumming Ranch Specific Plan designates 457.4 acres of natural open space and associated wildlife habitat within open space. The applicant has worked extensively with the County of San Diego and the Resource Agencies to identify suitable open space areas and to make those areas available for acquisition.

POLICY 3: The County will use the EIR process to identify, conserve and enhance unique vegetation and wildlife resources.

Specific Plan Consistency: A complete Environmental Impact Report has been prepared in association with the Cumming Ranch Specific Plan.

Astronomical Dark Sky

POLICY 1: The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Specific Plan Consistency: Lighting within the SPA will be designed in compliance with the Dark Skies Ordinance (Light Pollution Code) of the

County of San Diego in order to minimize potential impacts to the local observatories.

Cultural Sites

POLICY 1: The County shall take those actions that will seek to conserve and protect significant cultural resources.

POLICY 4: The County will use the EIR process to conserve cultural resources. Public awareness of cultural heritage will be stressed.

POLICY 5: Encourage use of open space easements in the conservation of high-value cultural resources.

Specific Plan Consistency: All cultural resource sites within the Cumming Ranch SPA will be analyzed, recorded and/or preserved in accordance to the mitigation requirements of the EIR.

XI. ENERGY ELEMENT

GOAL 2. Encourage the utilization of alternative passive and renewable energy resources.

GOAL 3. Maximize energy conservation and efficiency of utilization.

GOAL 4. Minimize environmental impact of energy sources.

Specific Plan Consistency: All future development within the Cumming Ranch SPA will be sited so that passive energy designs are available. All homes will be required to comply with the current building and plumbing codes. The use of energy efficient designs and systems will be encouraged in all new development.

XII. PUBLIC FACILITY ELEMENT

Overall Goals

Policy 2.1: Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.

Specific Plan Consistency: All public facilities necessary for the implementation of the Cumming Ranch Specific Plan either currently exist or are available within the immediate vicinity of the site. Each service district (water, sewer, fire and schools) has provided service availability letters stating that they are capable of serving the project. Sewer service is expected to be available to serve the SPA upon completion of the required studies and approval of the Local Agency Formation Commission (LAFCO) expansion of latent sewer powers to include the SPA.

Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.

Specific Plan Consistency: The developers of the Cumming Ranch SPA will ensure that all public facilities will be adequately funded through direct costs or improvements or through payment of fair share or impact fees.

Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.

Specific Plan Consistency: Public facilities necessary to serve the project site are limited to water lines, sewer lines and roadway improvements that will be funded by the proponents of the project. The project does not include the siting of other public facilities such as schools or parks. The

project will fund its fair share of necessary school and park facilities through the payment of development fees.

Transportation

Policy 1.1: New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development, and to maintain a Level of Service “C” on Circulation Element Roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of a Level of Service “D” on Circulation Element Roads.

Specific Plan Consistency: The roadway improvements proposed for the Cumming Ranch Specific Plan have been designed to meet or exceed the required levels of service on the surrounding roadways.

Policy 1.2: General Plan Amendments and Rezones shall be reviewed to ensure that any proposed increases in density or intensity of use will not prevent the planned Circulation Element road system from operating at its planned Level of Service at buildout.

Specific Plan Consistency: The Cumming Ranch Specific Plan does not propose to increase density and is in compliance with the residential density established in the Ramona Community Plan. The intensity of uses proposed is less than that established in the Ramona Community plan due to the elimination of the industrial element of the SPA.

Policy 2.1: New development shall be required to contribute its fair share toward financing transportation facilities.

Specific Plan Consistency: A complete traffic study has been done for the project that recommends mitigation measures to address potential traffic

impacts. All traffic related project impacts are required to be mitigated either through construction of improvements or payment of a fair share contribution.

Policy 4.2: The County will ensure the development of its bikeway system and encourage its use.

Policy 4.4: Ensure the provision of bicycle facilities and other needed bikeway related improvements in new development.

Specific Plan Consistency: Bike lanes are designated for Highland Valley Road and will be installed in conjunction with the project roadway improvements.

Flood Control

Policy 1.1: Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

Specific Plan Consistency: No development within the floodplain is proposed. All floodways and floodplains of both Santa Maria Creek and Etcheverry Creeks are located within designated open space.

Policy 4.1: The costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from, the facilities.

Specific Plan Consistency: The Cumming Ranch Project will fund the construction of on site flood control facilities and will pay a fair share of any necessary off site improvements.

Policy 5.1: The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.

Specific Plan Consistency: The proposed project includes a Stormwater Management Plan that identifies measures to address the potential impacts associated with urban runoff.

Law Enforcement

Policy 2.1: The County will consider the availability of Sheriff facilities/services in the planning process.

Policy 3.2: New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.

Policy 5.1: The County will require, whenever possible, subdivision design that aids in crime prevention and law enforcement operations.

Specific Plan Consistency: Pursuant to Board of Supervisors Policy I-84, the Cumming Ranch Specific Plan establishes an implementation program that provides the Sheriff's Department and other law enforcement agencies the opportunity to participate in the review of subsequent implementing permits and approvals. According to the Sheriff's Department, implementation of the proposed project is not expected to significantly impact law enforcement services.

Schools

Policy 1.2: To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development.

Specific Plan Consistency: School fees will be required to be paid prior to issuance of building permits in order to mitigate impacts to schools facilities.

Fire Protection and Emergency Services

Policy 1.2: The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures.

Specific Plan Consistency: The Ramona Fire Department will provide fire protection and paramedic service to the Cumming Ranch SPA. Response times are not expected to be significantly altered as a result of implementation of the land use plan. Fire mitigation fees will be paid prior to issuance of building permits.

Wastewater

Policy 1.2: Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Specific Plan Consistency: A system evaluation analysis will be required by RMWD prior to approval of implementing discretionary approvals in order to evaluate the ability of the existing storage, treatment, and conveyance systems to accommodate the project. If the system evaluation analysis finds that there is not adequate infrastructure and facilities to convey the required water to the project site, additional improvements may be required.

Water Provision Systems

Policy 1.2: Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Specific Plan Consistency: A system evaluation analysis will be required by RMWD prior to approval of implementing discretionary approvals in order to evaluate the ability of the existing storage, treatment, and conveyance systems to accommodate the project. If the system evaluation analysis finds that there is not adequate infrastructure and facilities to convey the required water to the project site, additional improvements may be required.

3.5 Community Plan Consistency

The Cumming Ranch Specific Plan has been developed based on the goals, policies and recommendations set forth in the Ramona Community Plan. This section addresses the conformance of the Cumming Ranch Specific Plan with the elements of the Ramona Community Plan. Each of the elements is discussed in the following section with the compatibility of the project to the Cumming Ranch Specific Planning Area guidelines provided in the last section.

1. COMMUNITY CHARACTER

Goal:

Preserve And Enhance The Existing Rural Atmosphere Of The Ramona Community And Encourage Land Uses, Structural Designs, And Landscaping Which Are Compatible With A Country Lifestyle.

Specific Plan Consistency: The character of the Cumming Ranch project is specifically designed to be consistent with the rural atmosphere of Ramona. The residential lot density and design and significant open space

areas are all characteristic of a rural setting. The overall density of the proposed project at .18 dwelling units per acre (or one dwelling unit per 5.46 acres) is consistent with a rural character. Implementation of the design guidelines for the Cumming Ranch will result in homes and landscape design that are also compatible with a country lifestyle.

Policies and Recommendations:

1. *Mature trees should be conserved wherever possible in all public and private development projects.*

Specific Plan Consistency: The proposed project minimizes impacts to existing mature tree through careful siting of the residential areas and on site circulation. The design guidelines require that mature trees and rock outcrops be incorporated into the design of individual lots.

3. *Site design should include appropriate street tree planting as an element of landscaping requirements.*

Specific Plan Consistency: Street trees will be provided as specified in the design guidelines and in conformance with the conceptual landscape plan. A regular pattern of formal street tree planting is not proposed. Street trees will be provided on an informal, random basis in order to be consistent with the open savanna grassland theme of the site and surrounding area.

4. *Drainage and sidewalk design shall be appropriate to a rural community, recognizing existing road edge patterns and accommodating existing street landscaping.*

Specific Plan Consistency: The roadways proposed for the Cumming Ranch Specific Plan are intended to be rural in nature and do not include concrete curbs, gutters or sidewalks.

6. *Provide for lot sizes that will permit residents to keep leisure and market animals on their property.*

Specific Plan Consistency: The lot sizes established for the Cumming Ranch Specific Plan range from one to over three acres in size. All lots have the “L” animal designator in the proposed zoning which allows animal keeping on the lots.

11. *Site design shall minimize the destruction of existing trees, both native and non-native.*

Specific Plan Consistency: The proposed project has been designed to minimize the loss of existing mature trees within the SPA. The land use plan was developed based on preliminary biological mapping in order to avoid existing sensitive vegetation, including mature trees. Development areas and streets have been designed to minimize impacts. Existing trees that occur within development areas will be incorporated into the design of individual lots in accordance with the design guidelines.

12. *Floodways shall be maintained in as natural a state as possible. Riparian vegetation shall be maintained or enhanced in and along the existing floodways and creeks.*

Specific Plan Consistency: The major floodways within the Cumming Ranch SPA are proposed to be preserved in natural open space.

16. *Subdivisions proposing rural residential lots shall be designed consistent with the topography of the site.*

Specific Plan Consistency: The areas established in the Specific Plan for residential use have been concentrated in the flatter portions of the site in order to preserve the existing topography and landforms.

17. *Grading shall be minimized. Streets, walkways, buildings, retaining walls, and other improvements should not modify the natural landforms.*

Specific Plan Consistency: The need for grading within the Cumming Ranch SPA has been minimized by the sensitive layout of the streets and residential development areas. Preliminary grading analysis indicates that approximately 170,000 cubic yards of balanced cut and fill will be required to implement the project. This equates to approximately 1,400 cubic yards per lot for the 125 lots.

18. *Open space easements shall be placed on all significant stands of oaks and steep slopes.*

Specific Plan Consistency: The Cumming Ranch Specific Plan establishes 458.6 acres of open space including all significant stands of oaks and all steep slopes.

19. *Whenever possible, developments shall utilize dual water systems for the purpose of using reclaimed water for irrigation.*

Specific Plan Consistency: [The feasibility of utilizing a dual water system will be analyzed in consultation with the Ramona Municipal Water District.]

2. LAND USE

Residential Goal:

Maintain And Enhance The Existing Rural Atmosphere Of The Planning Area While Accommodating A Gradual, Orderly Increase In Residential Development Which Is In Harmony With The Natural Environment.

Specific Plan Consistency: The residential density established in the Cumming Ranch Specific Plan is .18 dwelling per acre which is less than the .25 density established in the Ramona Community Plan. The project

has been specifically designed to maintain the rural character of the area and to be in harmony with the natural environment.

Policies and Recommendations:

1. *Single-family residential development will not be permitted in areas that have close proximity to airports or major roads, where projected noise levels are greater than 55 decibels (dB[A]), without adequate mitigation measures.*

Specific Plan Consistency: Future development of the SPA is required to comply with the mitigation measures contained in the project EIR with respect to potential noise impacts.

2. *The majority of residential lots in the Planning Area shall be of a size sufficient to accommodate the keeping of large animals.*

Specific Plan Consistency: The lot sizes established for the Cumming Ranch Specific Plan range from one to over five acres in size. All lots have the “L” animal designator in the proposed zoning which allows keeping of large animals.

3. *Maintain the existing rural lifestyle by continuing the existing pattern of residential and agricultural uses on large lots outside of the Town Center and San Diego Country Estates.*

Specific Plan Consistency: The proposed land uses within the Cumming Ranch SPA are consistent with the existing pattern of uses within the area. A large portion of the site will be preserved in open space, including significant portions of the site to be included within a region-wide grasslands preserve.

4. *All development proposals shall demonstrate a diligent effort to retain significant existing natural features of the area's landscape. Existing topography and landforms, drainage course, rock outcroppings, vegetation and views shall be incorporated into the design of homesites to the maximum extent feasible.*

Specific Plan Consistency: One of the primary goals of the project is to preserve the unique natural features of the site. The significant landforms, drainages and natural habitats are preserved in the designated open space. Implementation of the design guidelines will ensure that significant natural features within the individual lots will be preserved.

5. *Ridgeline development should be discouraged. It should only be allowed if a viewshed analysis shows only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways Element of the General Plan.*

Specific Plan Consistency: No ridgeline development is proposed. All significant ridgelines and other topographic features are preserved in open space.

8. *Proposed residential area shall be buffered from incompatible activities which create heavy traffic, noise, odors, dust and unsightly views.*

Specific Plan Consistency: The proposed residential development areas have been sited so that they are located away from potentially incompatible uses including the Santa Maria Treatment Plant, the Ramona Airport and Highway 67. Open space lots are utilized to ensure adequate separation between incompatible uses.

3. HOUSING

Goal:

Provide For A Variety Of Housing Types In All Economic Ranges While Maintaining And Promoting A Rural Residential Atmosphere.

Specific Plan Consistency: The Cumming Ranch Specific Plan will provide 125 new single-family homes. This type of housing is consistent with the requirement of the Ramona Community plan and will contribute to the overall diversity of housing types within the community. The density of the homes, the lot size and the overall development pattern is consistent with the rural residential atmosphere of the community.

4. CIRCULATION

Goal:

Develop A Circulation Network Which Will Efficiently Serve Present And Future Land Uses, Will Facilitate Movement Between Ramona And Other Communities, But Will Not Negatively Impact The Character Of The Community.

Ensure The Continued Viability Of The Ramona Airport And Prohibit Incompatible Land Uses In The Vicinity Of The Airport.

Specific Plan Consistency: The Cumming Ranch project is consistent with the Circulation Element of the Ramona Community Plan. Highland Valley Road will be improved in accordance with the improvement requirements of the circulation element.

The viability of the Ramona Airport is ensured by designating a significant open space buffer adjacent to the Ramona Airport.

Policies and Recommendations:

- 1. Support the development of a local road network which is designed to service the adopted land use pattern and the high volume of weekend and holiday traffic through Ramona.*

Specific Plan Consistency: The proposed road network will serve the proposed development without impacting adjacent residential areas. The improvement of the Circulation Element roads in the project vicinity will contribute to the accommodation of weekend and holiday traffic in the region.

2. *Develop a transportation plan that is compatible with the rural character of the Planning Area.*

Specific Plan Consistency: The proposed roadway network for the Cumming Ranch Specific Plan will utilize a rural road standard with asphalt berms and pathways along the shoulders instead of standard concrete curb, gutter and sidewalks.

3. *Any significant trees and shrubs damaged or destroyed by highway maintenance and improvement projects shall be replaced.*

Specific Plan Consistency: No significant trees are anticipated to be destroyed by roadway improvements. Any loss of mature trees will be offset by implementation of the project landscape plan.

4. *Plan and design roads so that neighborhoods are not bisected by major traffic arteries.*

Specific Plan Consistency: The roadway system for the Cumming Ranch has been designed to avoid impacts to adjacent residential areas.

5. *Ensure that road design follows the natural contours thereby minimizing any impact upon the aesthetic and environmental character of the planning area.*

Specific Plan Consistency: The proposed roadway system follows the natural terrain and minimizes grading and impacts to natural resources.

9. *Encourage a community system of bicycle routes and facilities that will connect residential areas to schools, recreational, and commercial facilities and will complement the Countywide route system.*

Specific Plan Consistency: The only designated bicycle facility in the project vicinity is along Highland Valley Road. The proposed improvements include bicycle lanes.

10. *Roads not requiring paved sidewalks should be improved with a cleared and graded walkway within the unpaved right-of-way.*

Specific Plan Consistency: Cleared and graded pathways will be provided within the right-of-way along one side of all internal project roadways.

15. *All development proposals in the vicinity of the Ramona Airport will be reviewed by the Department of Public Works and SANDAG.*

Specific Plan Consistency: The Department of Public Works and SANDAG have reviewed the proposed development.

5. SCENIC HIGHWAYS

Goal:

Encourage A Scenic Highway System Which Will Provide Attractive And Scenic Travel Routes Through The Ramona Planning Area.

Specific Plan Consistency: State Route 67 is designated as a Second Priority Scenic Route in the County of San Diego General Plan. No development is proposed adjacent to Highway 67. An open space buffer is proposed where the SPA is adjacent to State Route 67. The designated open space provides an open space buffer of approximately 160 feet to over 300 feet in width. Residential uses will occur in the background, beyond the open space. The knoll located northwest of Highway 67 will

provide a backdrop for drivers on this portion of the highway and is also designated as open space. The significant landforms and viewsheds from this segment of highway will be protected.

Policies and Recommendations:

1. *Corridors of the Scenic Highways identified on the Ramona Community Plan Scenic Highway Map will be protected from incompatible land uses.*

Specific Plan Consistency: The rural residential and open space land uses established by the Cumming Ranch Specific Plan are compatible with the corridors established by the Ramona Community Plan.

6. NOISE

Goal:

Provide Adequate Control Of Noise Sources In The Planning Area To Maintain An Environment Free Of Excessive And Damaging Noise To All Residents.

Specific Plan Consistency: Future development within the Cumming Ranch SPA is required to comply with the mitigation requirements of potential noise impacts found in the Environmental Impact Report for the Cumming Ranch SPA.

Policies and Recommendations:

1. *Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.*

Specific Plan Consistency: The land use and circulation patterns established in the Cumming Ranch Specific Plan provide for adequate setbacks from potential noise sources in order to minimize potential impacts.

2. *Permit residential development within projected CNEL contours of 55 dB(A) near main roads, airports, or other noise sources only when noise impacts can be mitigated.*
3. *New development proposed within the projected noise contours exceeding CNEL 55 dB(A) will require buffering or other mitigation devices to return the ambient noise level to CNEL 55 dB(A).*

Specific Plan Consistency: Future development within the Cumming Ranch SPA is required to comply with the mitigation requirements of potential noise impacts found in the Environmental Impact Report for the Cumming Ranch SPA.

7. PUBLIC FACILITIES, SERVICES AND SAFETY

Facilities and Services Goal:

Encourage Public Facilities In The Planning Area In A Manner That Would Encourage Compact Development, Minimize Costs To The Taxpayer And Discourage Premature Urbanization Of Agricultural Lands.

Specific Plan Consistency: The Cumming Ranch Specific Plan preserves large areas of common open space and concentrates development in areas of less constraint, creating a relatively compact development footprint while retaining the rural character of the surrounding area.

Policies and Recommendations:

1. *Discourage the encroachment of incompatible land uses within the vicinity of existing and future sanitary sites and encourage long range recreation and other rehabilitation plans.*

Specific Plan Consistency: There are no residential land uses proposed within the vicinity of the Santa Maria Treatment Plant.

6. *Encourage the verification of adequate classroom facilities by the school district prior to approval of all new large residential development proposals.*

Specific Plan Consistency: The Ramona Unified School District has provided a Service Availability Letter for the Cumming Ranch project. The project will be required to mitigate any significant impacts to effected school facilities.

8. *Discourage the installation of street lighting except in areas where lighting is needed for safety.*

Specific Plan Consistency: Street lighting is not proposed for the internal roadways.

9. *Encourage the provision of adequate fire protection for the entire planning area.*

Specific Plan Consistency: The Ramona Fire Department has provided a Service Availability Letter for the Cumming Ranch project. The project will be required to ensure that adequate fire protection services are available to serve the project.

12. *Outside the Town Center and San Diego Country Estates, the existence of latent powers or a Ramona Municipal Water District Sewer Master Plan shall not be employed as a rationale for the County to approve individual projects, Specific Plans, Specific Plan Amendments, or General Plan Amendments. Instead, the Goals, Policies, and Recommendations of this Community Plan--taken as a whole--are the criteria to be used to guide development approvals, and not the availability of public sewer.*

Specific Plan Consistency: The Cumming Ranch SPA does not propose to increase density beyond that allowed by the existing Ramona Community Plan. The project will require an expansion of latent powers in order to provide sewer service to the site.

13. *Sewers, in and of themselves, are not growth inducing. Specifically, sewers are allowable within the CUDA, Specific Plan Areas, the elementary school site at Archie Moore Road, and at other locations where there is an existing and clearly identifiable public health need.*

Specific Plan Consistency: The project site is located within one of the identified Specific Plan Areas, is immediately adjacent the Ramona Town Center and sewer facilities currently exist on the project site.

Public Safety Goal:

Provide Maximum Protection To Residents Of The Planning Area From Natural Hazards Such As Earthquakes, Flood, And Fire, And Provide Adequate Police Protection And Other Emergency Services.

Specific Plan Consistency: The project will be designed and constructed in compliance with all applicable local, state and federal regulations incorporating construction techniques and materials to protect against earthquakes, floods and fire. Additionally, specific fire mitigation measures will be incorporating into the design and construction of the project, as required by the Ramona Fire Department.

Policies and Recommendations:

1. *Promote the establishment of a fuel management program in conjunction with appropriate agencies for the protection of livestock and property in wildland areas.*

Specific Plan Consistency: The proposed project is required to design and implement a comprehensive brush management program to protect structures from brush fires.

7. *All discretionary projects shall be reviewed for seismic safety.*

Specific Plan Consistency: The future homes and structures on the project site will be required to meet applicable seismic safety codes.

8. CONSERVATION

Goal:

Encourage The Conservation, Preservation, And Wise Utilization Of Resources In The Ramona Planning Area.

Specific Plan Consistency: A key component of the Cumming Ranch Specific Plan is the preservation of sensitive resources within the planning area. Significant areas of sensitive biological habitat, drainages, steep slopes and archaeological resources are preserved within designated open space.

Policies and Recommendations:

3. *Review all discretionary applications for development in floodplains. The floodways for watersheds of five square miles or more shall be left in their natural condition and rip-rap or concrete channels and banks should be avoided.*

Specific Plan Consistency: The major floodplains within the SPA are preserved within open space. In addition, smaller tributary drainages are preserved within open space.

4. *Watercourses with drainage areas of one to five square miles should be maintained in their natural state. Pipes or concrete channels should be avoided.*

Specific Plan Consistency: All of the significant watercourses located within the SPA are proposed to be preserved in their natural state in open space. No channelization of the watercourses is proposed.

5. *The County will seek to ensure access along major creek drainages for riding and hiking trails whenever possible.*

Specific Plan Consistency: The major drainages within the SPA are all within designated open space. A segment of the riding and hiking trail system is proposed along the south side of Santa Maria Creek, in accordance with the draft Ramona Community Trails Plan.

6. *Conserve functional wildlife and plant habitats, particularly those supporting rare or endangered species. These areas have been mapped as RCAs on the Ramona Resource Conservation Map. [R]*

Specific Plan Consistency: There are no Resource Conservation Areas mapped within the Cumming Ranch Specific Plan. The project will, however, preserve significant areas of sensitive wildlife and plant habitats within the proposed open space system.

7. *Encourage the conservation of riparian vegetation and woodland areas and significant wildlife habitat. [R]*

Specific Plan Consistency: Nearly all existing riparian vegetation, woodlands and significant habitats are protected within proposed open space. Specific information on biological resources is addressed in the draft Environmental Impact Report for the Cumming Ranch Specific Plan

available for review at the County of San Diego Department of Planning and Land Use.

8. *Encourage the establishment of brush management program in conjunction with other public agencies to reduce wildfire hazard, improve the quality of rangeland, maintain wildlife populations, and improve the ecological conditions of native plant communities and associated wildlife.*

Specific Plan Consistency: The proposed project is required to design and implement a comprehensive brush management program in consultation with the Ramona Fire Department to reduce the risk of wildfire hazard.

10. *Discourage massive grading and encourage the preservation of native vegetation.*

Specific Plan Consistency: The Cumming Ranch Specific Plan provides for the preservation of significant areas of native vegetation. Implementation of the grading techniques specified in the design guidelines will ensure a sensitive grading design.

13. *Archaeological sites of significance will be protected until they can be properly studied and salvaged by qualified archaeologists.*

Specific Plan Consistency: Cultural resource surveys have been conducted over the entire SPA and have identified numerous archaeological resources. The majority of these resources will be preserved in open space.

19. *Protect surface and groundwater supplies from pollution.*

Specific Plan Consistency: The Cumming Ranch Specific Plan will use sewer service instead of individual septic systems in order to protect groundwater resources. No wells will be allowed within the SPA. Surface runoff will be conducted via natural swales and drainage courses, allowing natural filtration of runoff.

9. OPEN SPACE

Goal:

Encourage A Pattern Of Open Space Lands For The Preservation Of Natural Resources, For Resource Production, For Outdoor Recreational Uses, And For Public Health And Safety.

Specific Plan Consistency: The pattern of open space lands in the Cumming Ranch Specific Plan preserves the significant natural resources of the project site. Sensitive biological resources, drainages, steep slopes and significant landforms are all preserved within the designated open space.

Policies and Recommendations:

2. *Integrate open space dedications in private developments with surrounding uses to maximize a functional open space/recreation and wildlife management system.*

Specific Plan Consistency: The designated open space areas within the Cumming Ranch SPA have been designed to integrate with adjoining open space systems and to provide continuous corridors throughout the project.

10. RECREATION

Trails Goal:

Establish And Protect An Enjoyable, Efficient, And Safe Network Of Public Riding And Hiking Trails.

Specific Plan Consistency: A system of public trails (3.4 miles) and pathways is provided within the project. A two-acre trail staging area is also provided in the northwest portion of the site.

Policies and Recommendations:

1. *Encourage the development of a system of community riding and hiking trails which will link recreational areas and integrate this system with the existing and proposed regional trails in San Diego County. [DPW]*

Specific Plan Consistency: A public trail system has been established within the Cumming Ranch project in consultation with the Trails Subcommittee of the Ramona Community Planning Group and the Ramona Trails Association. It is intended that the on site portion of the proposed trail will ultimately link to the proposed regional trail system and provide linkages to off site recreational areas.

2. *Encourage the posting of warning signs along major roads at trail intersections. Trails will be aligned to cross major roads at points where driver visibility is adequate for stopping.*

Specific Plan Consistency: The proposed trail system has been designed to avoid all major roads.

3. *Provide a variety of trail experiences by locating trails through varied terrain, scenery, and points of interest. [DPW]*

Specific Plan Consistency: The proposed trail system traverses a variety of terrain and habitat types. A looped segment of the trail provides access to a scenic vista point on top of the ridge in the central portion of the site.

4. *Provide for development and management methods for trails which will utilize a maximum of user funding and community contributed service and under no circumstances with money from the County General Fund.*

Specific Plan Consistency: The project developer will install and fund all proposed trails and pathways.

5. *Develop trails which may be safely used by hikers and riders of all ages and skills. [DPW]*

Specific Plan Consistency: The proposed trail system is designed in accordance with the standards established by the County of San Diego and provides a variety of terrain for users with varied skill levels.

6. *Blend trails into the natural environment. [DPW]*

Specific Plan Consistency: The proposed trails have been designed to minimize grading and to follow the natural terrain.

10. *Provide facilities to support trails use, such as group camps and staging areas within existing and future parks.*

Specific Plan Consistency: While there are no existing or future park facilities within the Cumming Ranch SPA, a trail staging area is proposed to be provided in the northwest portion of the project site, adjacent to Airport Road.

3.6 Proposed Revisions to the Cumming Ranch Specific Plan Chapter in the Ramona Community Plan

The following textual changes are proposed to the Cumming Ranch Specific Plan chapter of the Ramona Community Plan:

CUMMING SPECIFIC PLANNING AREA -- SPA (.2518)

DESCRIPTION OF SITE

The Cumming Specific Planning Area comprises approximately ~~664~~ **685** acres located south of the Ramona Airport bisected by Highland Valley Road to the south as shown on page 45. The site is relatively level, with the Santa Maria Creek traversing it. Approximately 103 acres are in the 100-year floodplain.

PROJECT DESCRIPTION

The Cumming Specific Planning Area allows ~~both industrial and only~~ residential developments and open space within its project boundaries. ~~The industrial development will be adjacent to and south of the Ramona Airport, and north of the 100-year floodplain.~~ The residential development will consist of ~~466-125~~ single-family units ranging in size from 2 to 4 or more acres. The precise location of the residential ~~and industrial~~ developments and open space will be dependent on future studies undertaken by the applicant to determine the ~~need for additional industrial acreage around the Ramona Airport and on~~ infrastructure, planning and environmental constraints.

General

1. The overall density shall not exceed 0.~~25-18~~ dwelling units per acres over the ~~residential portion of the entire~~ Specific Plan.
2. No more than ~~466-125~~ single-family units shall be allowed.
3. The project shall create a rural residential community with an identity consistent with the community character of Ramona as described in the Ramona Community Plan Text. ~~The industrial development shall be integrated into the overall industrial character of the airport.~~ Special concern shall be placed on the integration of the residential and industrial-open space uses within the project boundaries.
4. Animal-keeping regulations shall be consistent with the animal schedule in the vicinity of the site.
5. The Specific Plan shall contain a phasing section that describes the timing, location and phasing of the proposed project.
6. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.
7. Package treatment plants shall be discouraged.

Residential

8. The minimum lot size for any residential lot shall be ~~two-one~~ (21) gross acres.
- ~~9. All lots adjacent to and north of Highland Valley Road shall be at least four (4) gross acres in size.~~
- ~~10. Smaller lots, but not less than 2 gross acres, may be located south of Highland Valley Road, within the internal design of the project, and on the portion of the site adjacent to the Town Center.~~

Recreational

- ~~11.9.~~ Passive and/or active recreational uses may be allowed in the 100-year floodplain.
- ~~12. Twenty (20) feet of each of the two (2) floodways that traverse the site shall be dedicated to the County of San Diego for riding and hiking trails.~~

~~10. These two 20 foot trails shall connect to the trails proposed on properties to the east in the Town Center and to the trails proposed to the west. A trail system will be established in consultation with the Transportation and Trails Subcommittee of the Ramona Community Planning Group and the Ramona Trails Association.~~

~~13.~~

~~44.11.~~ No fencing shall be allowed across the trails including but not limited to, break-away or barbed wire fencing.

~~45.12.~~ The Department of Public Works shall ensure that the applicant install appropriate trail marker signs, signs identifying the trails as Flood Areas, and if necessary, barriers to prevent the intrusion of motorized vehicles on the trails.

~~46.13.~~ The Specific Plan shall be consistent with the recreational element of the Ramona Community Plan and shall address any open space or park needs that are required as a condition of that Community Plan.

Industrial

~~17. Before additional industrial acreage is allowed to develop south or north of the Ramona Airport, an Industrial Needs Study will have to show that there exists a need for the proposed size and type of development and that such a development could not be provided on the existing industrially-zoned acreage around the airport.~~

~~18. To assist in the determination of the amount of acreage that shall be devoted to industrial uses, the applicant shall prepare an Industrial Needs Study acceptable to the Department of Planning and Land Use to provide guidelines for the amount, type, location, and phasing of industrial uses on the site as well as the needs of the community. It is intended at this time that the industrial uses be located on the northerly half of the property, extending from the~~

~~19. Ramona Airport to Santa Maria Creek, and that the uses be of the type allowed in the M52 Use Regulations.~~

~~20. The precise boundary between the residential and Industrial uses on the site shall ultimately be determined by the analysis mentioned above.~~

~~21. Any industrial boundary between the residential and the industrial uses on the site shall ultimately be determined by the analysis mentioned above.~~

~~22. An adequate buffer between the residential and industrial areas shall be provided to minimize noise, visual and any other negative impacts of industrial uses on residential uses.~~

~~23. The Airport Division of the Department of Public Works and the San Diego Association of Governments (SANDAG) shall review any proposed development adjacent to the Ramona Airport to ensure that such development does not impair the viability of the airport as stated in the Ramona Airport Master Plan.~~

Design Guidelines

~~24.14.~~ To ensure that the design of proposed neighborhoods and community areas maintains a sense of variety without sacrificing unity, the Specific Plan shall include a Design Plan that illustrated the intended character of individual neighborhoods and community areas.

~~25.15.~~ The Design Plan shall contain the following elements:

- o community architecture
- o residential, ~~commercial or industrial~~ architecture
- o landscape plan
- o fencing
- o lighting
- o signing
- o off-street parking
- o street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.)

~~26.16.~~ The Design Plan shall also contain proposed Codes, Covenants and Restrictions (CC&RS) or other design/aesthetics control mechanisms.

Conservation/Environmental

~~27.17.~~ Groundwater quality may be impacted by this project. Special consideration shall be given to surrounding property owners.

~~28.18.~~ The applicant may need to provide an analysis which defines the present and ultimate limits of the Santa Maria Creek 100-year floodplain.

~~29.19.~~ The 100-year floodplain should be preserved in a natural state to the maximum extent feasible.

~~30.20.~~ No concrete channelization or concrete bank protection of the floodway shall be allowed. Only natural materials shall be used for bank protection, including but not limited to rocks or gabions.

~~31.21.~~ Any proposed bank protection shall be shaped to look natural. For instance, slopes should not be steeper than 3:1 (3' horizontal to 1' vertical).

~~32.22.~~ Vernal pool areas should be preserved as viable habitats.

~~33.23.~~ Riparian vegetation shall be maintained or enhanced in and along the Santa Maria Creek bed. If riparian vegetation will not grow well, other more appropriate vegetation shall be planted in and along the creekbed subject to the review by staff of the sanitation and flood control division of the Department of Public Works and the Department of Planning and Land Use.

~~34.24.~~ A study shall be conducted to assess the feasibility of installing dual water systems on all lots for the purpose of using reclaimed water for irrigation.

~~35.25.~~ Existing large boulders and rock outcroppings shall be integrated into the design of the homesites.

Utilities

~~36-26.~~ All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

~~37-27.~~ The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

~~38-28.~~ This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

~~39-29.~~ A map showing the location of the public facilities currently serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.

~~40-30.~~ The types of facilities to be addressed in the financing plan shall include:

- the transportation network;
- sewage, water and drainage systems;
- solid waste disposal facilities;
- fire protection and emergency medical facilities;
- energy facilities (minor emphasis); and
- other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

~~41-31.~~ The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements. Supplemental information on on-going operation expense estimated may be required by the Department of Planning and Land Use in certain circumstances. In all cases in which packaged treatment plants are proposed for solid waste disposal, on-going operational expense and revenue estimates are required.

4.0 Cumming Ranch Specific Plan

4.1 Purpose of the Specific Plan

Pending approval of the proposed General Plan Amendment, the Cumming Ranch Specific Plan guides the development of a master planned community. The Specific Plan systematically implements the General Plan by further defining land use, residential density, development standards and essential infrastructure facilities. It is a tool to help ensure the community is a high quality living environment with specific attention to the natural environment of the site and overall character of the surrounding properties. The Specific Plan serves as a regulatory document, setting forth the required zoning and standards for the development of Cumming Ranch.

4.2 Land Use Plan

Development within the Cumming Ranch SPA is designed to seamlessly integrate with the designated open space within the SPA and to be compatible with the surrounding properties. The land use plan is designed to preserve biological and cultural resources within the SPA and to maintain the rural character of the surrounding area. The distribution and density of the Cumming Ranch SPA land uses are shown on Figure 4-1, *Land Use Plan*. A larger version of this exhibit is also provided as an attachment to this document.

In addition to the division of the property into Areas A, B, and C for general land use categories, Planning Area A is further divided into several subareas. The subareas are divided based on physical site characteristics, open space design and grading and infrastructure requirements. Development standards for the individual

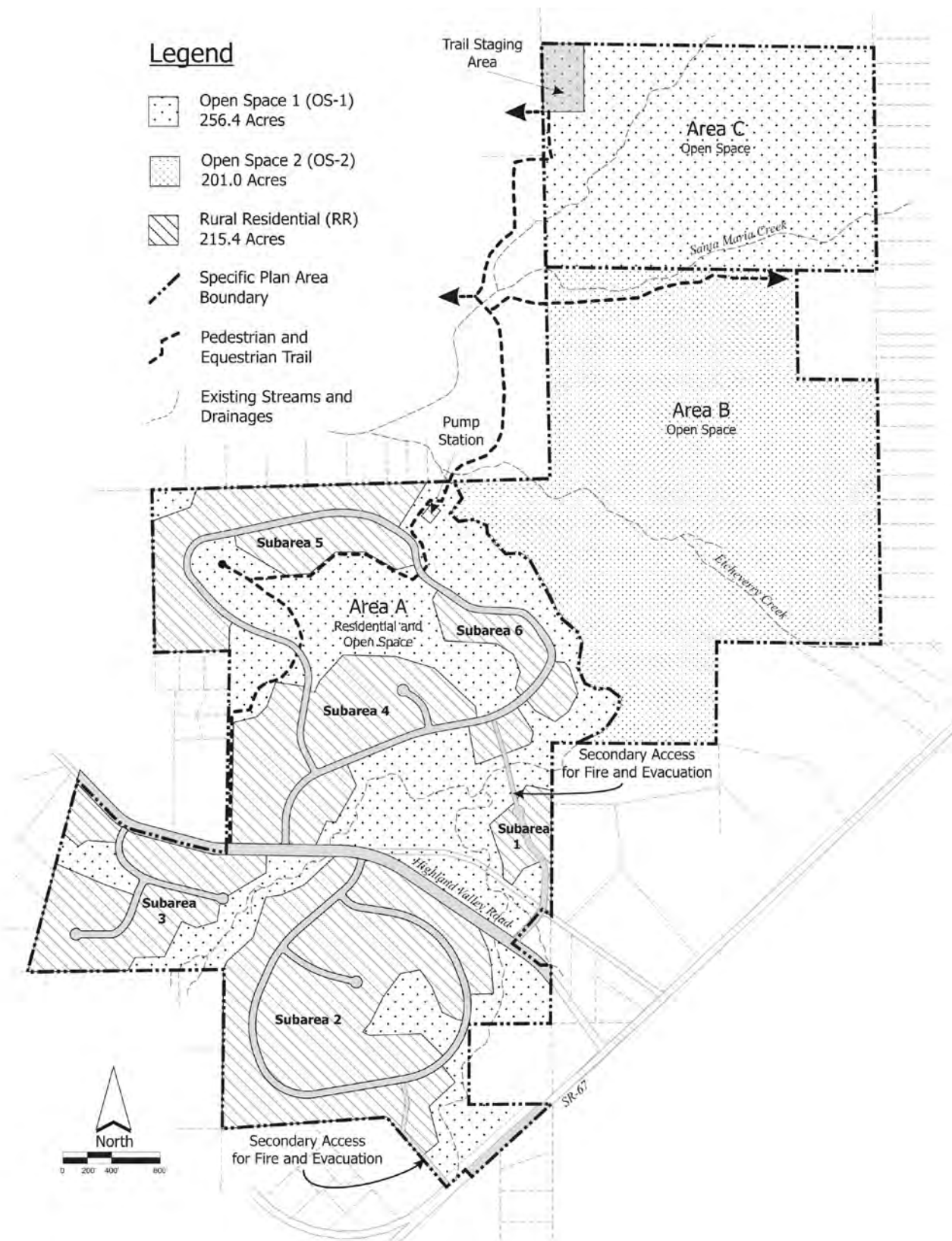


Figure 4-1 Land Use Plan

Table 4-1
Development Summary

Area "A"					
	Subarea	Dwelling Units	Acreage	Average Lot Size	Density
	1	4	5.5	1.4	0.73
	2	53	72.2	1.4	0.73
	3	18	29.6	1.6	0.61
	4	27	39.6	1.5	0.68
	5	16	32.2	2.0	0.50
	6	7	9.5	1.4	0.74
	Residential Lots	125	188.6	1.5	0.66
	Internal Streets	---	24.3	---	---
	HOA Lots		2.1		---
	RMWD Lot		0.4		---
	Residential Subtotal		215.4		---
	Open Space Lots		143.3	---	---
	Total Area "A"	125	358.7	1.5	0.35
Area "B"	Open Space	0	201.0	---	0.00
Area "C"	Open Space	0	113.1	---	0.00
Other					
	ROW - Highway 67		2.9	---	---
	ROW - Highland Valley		6.9	---	---
	Total Other		9.8		
Total Project Area		125	682.6		0.18
% of Project					
Total Residential		125	215.4	---	31.6%
Total Open Space		---	457.4	---	67.0%
Total Other		---	9.8	---	1.4%
			682.6		100.0%

subareas are provided in Chapter 8, Development Program. A detailed summary of the development areas is provided in Table 4-1, *Development Summary*. Categories of land use designations include Open Space and Rural Residential. The designated land uses will be implemented via various discretionary permits or agreements as detailed in the Development Program section of this report. The following sections provide descriptions of the land use designations.

Open Space

The Open Space land use designation is described in detail in Chapter 4.0 of this document. The Cumming Ranch SPA establishes Open Space for those lands that contain sensitive resources, protect aesthetic resources, provide connections to on-site and off-site open space corridors and integrate with the Ramona Grasslands Preserve. Approximately 457.4 acres or 67% of the Cumming Ranch SPA is designated Open Space. Two Open Space land use designations are established.

Open Space 1 (OS-1) lands are those lands set aside for permanent preservation. Development is not allowed within OS-1 with the exception of limited road crossings, infrastructure and public utilities, trails, a trail staging area and related improvements. Approximately 256.4 acres or 38% of the Cumming Ranch SPA is designated as OS-1.

The Open Space 2 (OS-2) designation is a specific designation applied to Area B of the Cumming Ranch SPA. The OS-2 designation allows trails, infrastructure and public utilities. The intent of the OS-2 designation as applied to Area B of the Cumming Ranch SPA is to provide an opportunity for the Ramona Grasslands Project or similar conservation group or agency to

acquire the property for permanent preservation. The existing agricultural uses would be allowed to continue on Area B until the property is acquired for open space. Necessary infrastructure and public utilities, trails and related improvements are the only other uses allowed within lands designated OS-2. Access to Area B will be through Area A on the existing dirt roads that are currently used to access that portion of the site. Approximately 201.0 acres or 29% of the Cumming Ranch SPA is designated as OS-2.

Rural Residential

The Cumming Ranch SPA provides for the development of 125 dwelling units on lots ranging from 1.0 to 3.1 acres in size within Area A. The overall residential density of the 683-acre Cumming Ranch SPA is 0.18 dwelling units per acre (du/ac) or one dwelling unit per 5.46 acres. The density of the residential development area within Area A is 0.35 du/ac with an average lot size of 1.5 acres.

The distribution of lot sizes is governed by the densities established for each development subarea. Table 4-1 designates the acreage, number of lots and specific density designators for each subarea. Lots located south of Highland Valley Road have slightly higher densities and smaller lot sizes than those areas located north of the road. Larger sized lots are designated for Subarea 5, located in the northern portion of Area A, adjacent to larger sized lots located to the north of the SPA.

The Cumming Ranch GPA proposes 41 less residential dwelling units than currently allowed in the community plan. The Cumming Ranch SPA utilizes a range of lot sizes in order to tailor the development to the unique features of

the site and to retain larger areas of open space in common lots. This approach provides greater control of the open space resources, minimizes the potential for development encroachment and greater ease in long-term management over individual easements on private lots.

4.2.1 Land Use Goal, Objectives and Policies

Goal

Provide for the orderly development of the Cumming Ranch SPA that is sensitive to the natural resources, seamlessly integrates with the Ramona Grasslands Project and is reflective of Ramona's rural character and country lifestyle.

Objective LU-1

Provide for the preservation of significant natural resources within designated open space in cooperation with the establishment of the Ramona Grasslands Project.

Policy LU-1.1

Concurrent with the approval of the Tentative Map, the lands designated as Open Space shall be zoned with the S-88 Specific Plan Use Regulation. This designation will defer to the Specific Plan for the determination of appropriate uses, which are all open space in character. The building type, lot size and density designators shall not permit residential development.

Policy LU-1.2

Prior to or concurrent with the approval of Final Maps and prior to issuance of grading permits or improvement plans, open space easements shall be granted over those portions of Area A designated as OS-1.

Objective LU-2

Provide for Rural Residential development that is consistent with the existing density established in the Ramona Community Plan, is sensitive to the environmental resources and is compatible with the surrounding community.

Policy LU-2.1

Concurrent with the approval of the Tentative Map, the lands designated as Rural Residential shall be zoned with the S-88 Specific Planning Area Use Regulation. This designation will defer to the Specific Plan for the determination of appropriate uses, which are all residential in character. The primary uses within the Rural Residential land use are Residential Use Types and Family Residential.

Policy LU-2.2

The lands designated as Rural Residential shall be limited to the development of 136 dwelling units within 7 subareas consistent with the densities established in Table 4-1.

Policy LU-2.3

Future discretionary approvals for residential development shall comply with the Community Design Element (Section 4.6) as applicable to ensure compatibility with surrounding land uses.

Objective LU-3

Provide necessary public services and facilities required to meet the needs of the Cumming Ranch SPA.

Policy LU 3-1

A sewer pump station shall be constructed in accordance with the requirements of the Ramona Municipal Water District. The pump shall be located within the OS-1 area of Area A.

Policy LU 3-1

Contribute fire mitigation fees, school fees and in-lieu parkland fees in accordance with the applicable requirements to ensure provision of necessary services and facilities.

4.3 Conservation and Open Space

The Cumming Ranch Specific Plan has been formulated based on a comprehensive analysis of the natural resources and unique features that exist on the project site. The initial studies included biological surveys, cultural resource surveys, floodplain analysis, slope analysis and viewshed analysis. The results of these initial studies were used in the creation of the land use plan to concentrate development in areas of less sensitivity and to ensure the protection of the property's natural resources. A complete analysis of the property's environmental resources is included in the Draft Environmental Impact Report for the Cumming Ranch Project, available at the County of San Diego Department of Planning and Land Use. A summary of these resources is included below.

Biological Resources

The Cumming Ranch SPA is dominated by agricultural land as the result of historic and on-going agricultural activities on the property. A total of sixteen vegetation communities are located on the site. Native habitats are generally found on hilltops, among rock outcroppings and within the drainages on the site. These habitats include coastal sage scrub, oak woodlands, chaparral and vernal pools. A detailed description of all of the on-site habitats and the distribution of the habitats on the site is discussed in Biological Technical

Report for the Cumming Ranch SPA, an appendix to the Draft Environmental Impact Report.

Focused studies were also conducted on the property for the Arroyo Southwestern Toad, Coastal California Gnatcatcher, Stephen's Kangaroo Rat and the Quino Checkerspot Butterfly. None of these species have been found to occur on the property. A summary of these studies is also provided in the Biological Technical Report.

A large collection of vernal pools exists in the northernmost portion of the Cumming Ranch SPA. The pools are primarily clustered along two shallow type drainage areas (vernal swales and basins) that slope towards the Santa Maria Creek. Focused studies have confirmed the presence of the San Diego Fairy Shrimp (*Branchinecta sandiegonensis*) in certain pools. The San Diego Fairy Shrimp is a Federally listed endangered species.

Cultural Resources

An initial archaeological reconnaissance of the Cumming Ranch SPA was conducted in 1995. The results of that survey were utilized in the initial project design in order to minimize impacts to sensitive cultural resources. The property was formally surveyed for cultural resources in July and August of 2003. As a result of this more detailed survey, some of the previous sites were combined and additional milling sites were located, resulting in a total of 27 sites. In 2004, these sites were recorded and mapped and those that were within potential development areas were tested. The majority of these sites are milling features and are not considered significant. There are three sites located within open space areas that are considered significant. One site

located within the development area is considered significant and requires subsequent mitigation.

The Cultural Resources Survey Report is included as an appendix to the Environmental Impact Report for the Cumming Ranch Project.

Floodplains

Floodways and 100-year floodplains have been mapped by the County of San Diego Department of Public Works Flood Control Division for the portions of Santa Maria Creek and Etcheverry Creek that occur within the Cumming Ranch SPA. The Federal Emergency Mapping Agency (FEMA) also has mapped floodplains for these creeks. The County of San Diego's Resource Protection Ordinance (RPO) regulates development of property affected by floodplains. Development is also subject to FEMA regulations.

A Preliminary Drainage Study has been completed for the Cumming Ranch SPA to assess potential issues related to drainage and flood hazard. The Preliminary Drainage Study is included as an appendix to the Environmental Impact Report for the Cumming Ranch SPA.

Slopes

The Resource Protection Ordinance defines steep slopes as *“All lands having a slope with natural gradient of 25% or greater and a minimum rise of 50 feet, unless said land has been substantially disturbed by previous legal grading. The minimum rise shall be measured vertically from the toe of slope to the top of slope within the project boundary”*. Steep slopes within the Cumming Ranch SPA are limited due to the gentle nature of the existing

topography. The only areas of steep slopes within the SPA are located on the ridgeline in the central portion of Area A.

Aesthetics/Visual Resources

The Santa Maria Valley is a unique visual resource within the Ramona community. The broad valley with its open grasslands and agricultural areas creates a strong sense of the rural character of the community. Areas B and C lie within the Santa Maria Valley and contribute to the sense of openness within the area. The open agricultural fields along Highway 67 and Highland Valley Road within Area A also contribute to the rural character and sense of openness. While not topographically unique or regionally significant, the ridgeline on the north side of Highland Valley Road and the isolated hill on the south side are considered to be visually significant features of the site.

The Ramona Community Plan recommends designation of Highway 67 as a Scenic Highway. The goal of the Ramona Community Plan is to “*encourage a scenic highway system that will provide attractive and scenic routes through the Ramona Planning Area*”. Highway 67 is also recommended as a Second Priority Scenic Route in the Scenic Highway Element of the San Diego County General Plan.

4.3.1 Conservation and Open Space Plan

The initial formulation of the Cumming Ranch Specific Plan began with a thorough assessment of the existing environmental resources that were located on the property. This information was compiled and analyzed in combination with other factors such as aesthetics, availability of utilities, existing roadways and the

relation of the property to the surrounding properties as well as the overall community.

Figure 4-2, *Open Space Plan*, identifies the proposed open space areas within the Cumming Ranch SPA. The majority of the open space is designated as Open Space 1 (OS-1). OS-1 property will be placed in permanent open space upon implementation of the project. The OS-1 land within Area C will be donated in fee title by the owner to the Ramona Grasslands Preserve. Lands designated as OS-1 within Area A will have open space easements granted to the County of San Diego. All of Area B is designated as Open Space 2 (OS-2). The owner will make Area B available to the Ramona Grasslands Preserve or other conservation entity under an option to purchase. The existing agricultural operations in Area B will be allowed to continue until the property is acquired for open space use. Access to Area B will be through Area A on the existing dirt roads that are currently used to access that portion of the site. With the implementation of the Specific Plan, approximately 457.4 acres, or 67 percent of the SPA will be preserved.

The distribution of sensitive biological resources within the Cumming Ranch SPA was a primary factor in the design of the open space plan. Development areas and roadways were specifically designed to avoid sensitive biological resources wherever possible. All vernal pools within the project site are protected by open space. The majority of the sensitive habitat areas have been preserved by inclusion in designated open space.

The Cumming Ranch SPA has been designed to avoid encroachment in the floodplains of Santa Maria Creek and Etcheverry Creek. All floodways and major

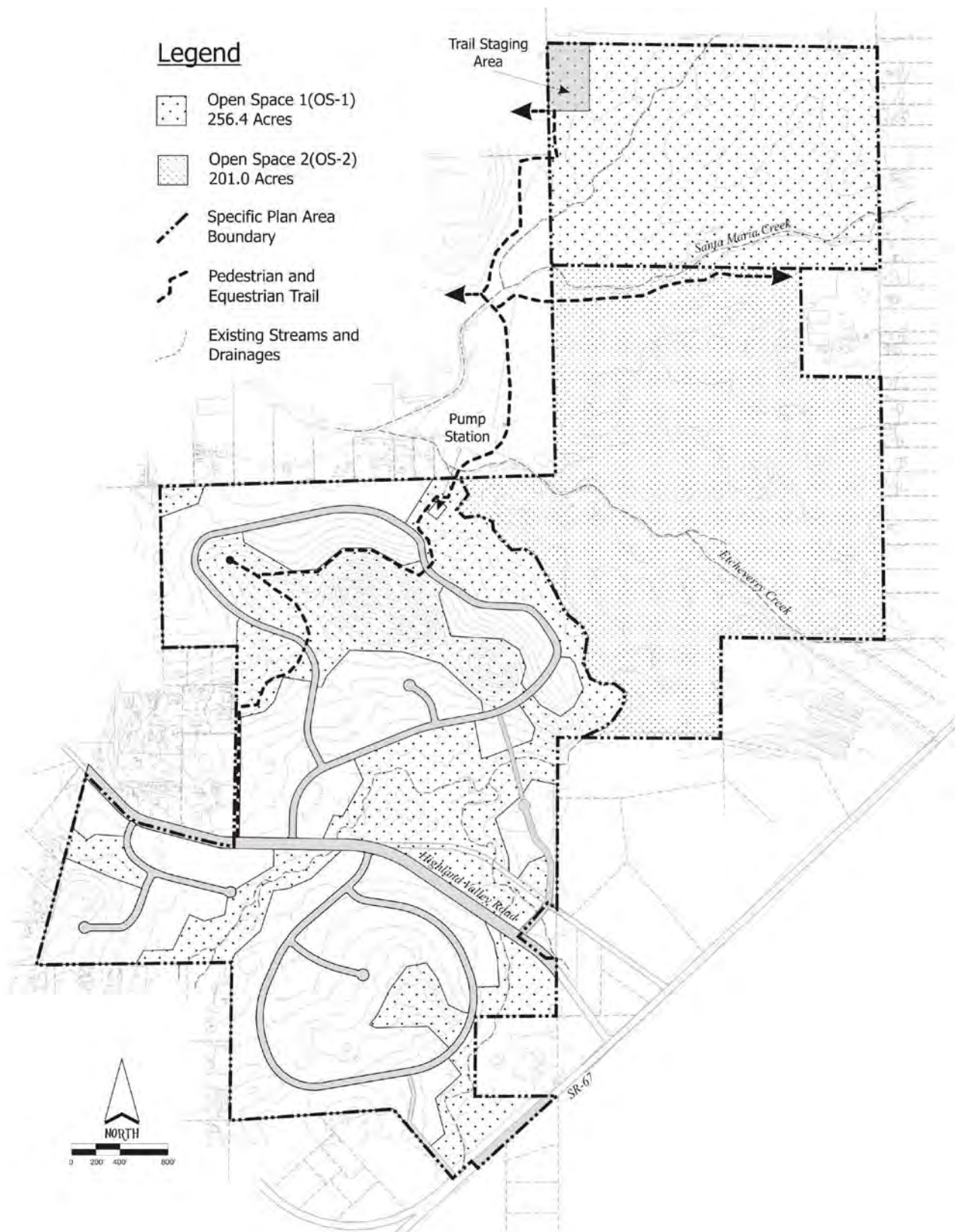


Figure 4-2 Open Space Plan

floodplains within the SPA are preserved within open space. No concrete channelization or concrete bank protection is proposed. All existing creek and drainage banks will be left in their natural condition.

Preservation of viewsheds from surrounding roadways and preservation of visually significant features of the project site was considered as part of the overall land use design for the Cumming Ranch SPA. The extensive open space within Areas B and C preserve and maintain the unique visual character of the Santa Maria Valley. Buffers have been incorporated into the project design along Highway 67 and Highland Valley Road to maintain the visual character of those roadways. All steep slope areas within the Cumming Ranch SPA are preserved within open space. Significant aesthetic resources of the site within Area A have been preserved in open space. Preservation of the drainages, ridgelines and rock outcrops serve to not only maintain the aesthetics and visual quality of the site but also protect and preserve the biological and cultural resources associated with those areas. Riparian planting will be provided at selected locations along the creeks and drainages to enhance those habitats and add visual interest.

Certain natural features located within development areas such as significant rock outcroppings will be protected by the designation of “building restricted areas” within the project’s Covenants, Conditions and Restrictions (CC&R’s) and will be required to be integrated into the project design in compliance with the Design Guidelines developed for the Cumming Ranch SPA.

An additional factor that was analyzed in the initial assessment of the property was the role of the Cumming Ranch SPA with respect to the Ramona Grasslands

Project. The Ramona Grasslands Project is a concept that envisions the purchase of approximately 5,000 acres of privately owned lands in the western area of Ramona for the purpose of establishing a grasslands preserve. This concept has been endorsed by the County Board of Supervisors with the condition that all property acquisitions are from willing sellers. The owners of the Cumming Ranch SPA support the concept of the Ramona Grasslands Project and are willing participants in the process.

In addition to the assessment of resources located within the Cumming Ranch SPA, the relation of the SPA to the surrounding grasslands areas was also analyzed. Existing and proposed open space, habitat types, ownership patterns and acquisition potential were assessed.

The result of these efforts was the creation of an open space network that is consistent with the intent of the Ramona Grasslands Project, preserves the majority of the sensitive habitats, landforms and drainages on site while maintaining a portion of the property for residential development that will be compatible with the on site open space network, the neighboring properties and the rural character of the community.

4.3.2 Conservation and Open Space Goal, Objectives and Policies

Goal

Create open space for the conservation of significant environmental resources including sensitive habitats, floodplains, steep slopes, cultural resources and visual resources.

Objective COS-1

Accommodate the Ramona Grasslands project by active participation to ensure that the grasslands preserve concept becomes a reality.

Policy COS-1.1

Prior to or concurrent with the approval of Final Maps and prior to issuance of grading permits or improvement plans, Area C shall be granted in fee title to the Ramona Grasslands Preserve or other conservation entity. The dedication shall provide for the installation of facilities and improvements as specified in the Cumming Ranch Specific Plan.

Policy COS-1.2

Prior to the approval of Final Maps and prior to issuance of grading permits or improvement plans, the owner shall enter into an option agreement with the Ramona Grasslands Preserve or other conservation entity for the sale of Area B as open space.

Objective COS-2

Protect designated Open Space areas in their natural state while permitting limited compatible uses of the open space areas.

Policy COS-2.1

Concurrent with the approval of the Tentative Map, the lands designated as Open Space shall be zoned with the S-88 Specific Planning Area Use Regulation. This designation will refer to the Specific Plan for the determination of appropriate uses, which are all open space in character.

The building type, lot size and density designators shall not permit residential development.

Policy COS-2.2

Prior to or concurrent with the approval of Final Maps and prior to issuance of grading permits or improvement plans, open space easements shall be granted over those portions of Area A designated as OS-1.

Policy COS-2.3

Prior to or concurrent with the approval of Final Maps and prior to conveyance of any portion of the Open Space to the Ramona Grasslands Preserve or other entity, easements for the pedestrian and equestrian trails shall be dedicated to the County of San Diego with an easement to the Ramona Trails Association.

Objective COS-3

Minimize encroachment into biologically sensitive areas, floodplains and steep slopes.

Policy COS-2.2

Implementing discretionary permits shall be reviewed for conformance with the Cumming Ranch Specific Plan, Open Space Plan.

4.4 Circulation

Regional access to the Cumming Ranch SPA is via State Route 67 (SR-67). Local roadways that serve the SPA include Highland Valley Road and Dye Road. RCE

Traffic and Transportation Engineering prepared a Preliminary Traffic Study for the Cumming Ranch SPA in order to evaluate potential transportation related issues associated with the project. The study analyzes the existing roadway system and traffic conditions within the project vicinity and evaluates potential issues associated with the project. The following sections provide a brief summary of the issues addressed within the traffic study. The complete traffic study and a more detailed discussion of potential impacts and mitigation measures are included in the Environmental Impact Report for the Cumming Ranch Project.

The following sections detail the existing roadways and intersections within the project vicinity. The current roadway configuration and level of service (LOS) for these facilities is shown on Figure 4-3, *Existing Roadways*.

State Route 67 (SR-67)

SR-67 is a circulation element roadway classified as a “four-lane Collector Road” from Mussey Grade Road to Ramona Street in the County of San Diego’s General Plan and is included in the bicycle network system. West of Mussey Grade Road, SR-67 is classified as a “Major Road”. SR-67 is also a State Highway and is classified by Caltrans as a “four-lane conventional highway”. SR-67 provides access to the Lakeside and Poway areas west of Ramona and Julian east of Ramona. The roadway within the study area is developed with two through lanes and shoulders and currently operates at level of service (LOS) F.

Highland Valley Road

Highland Valley Road is a two-lane roadway that is classified as a “rural collector” in the County Circulation Element and is also included in the bicycle network

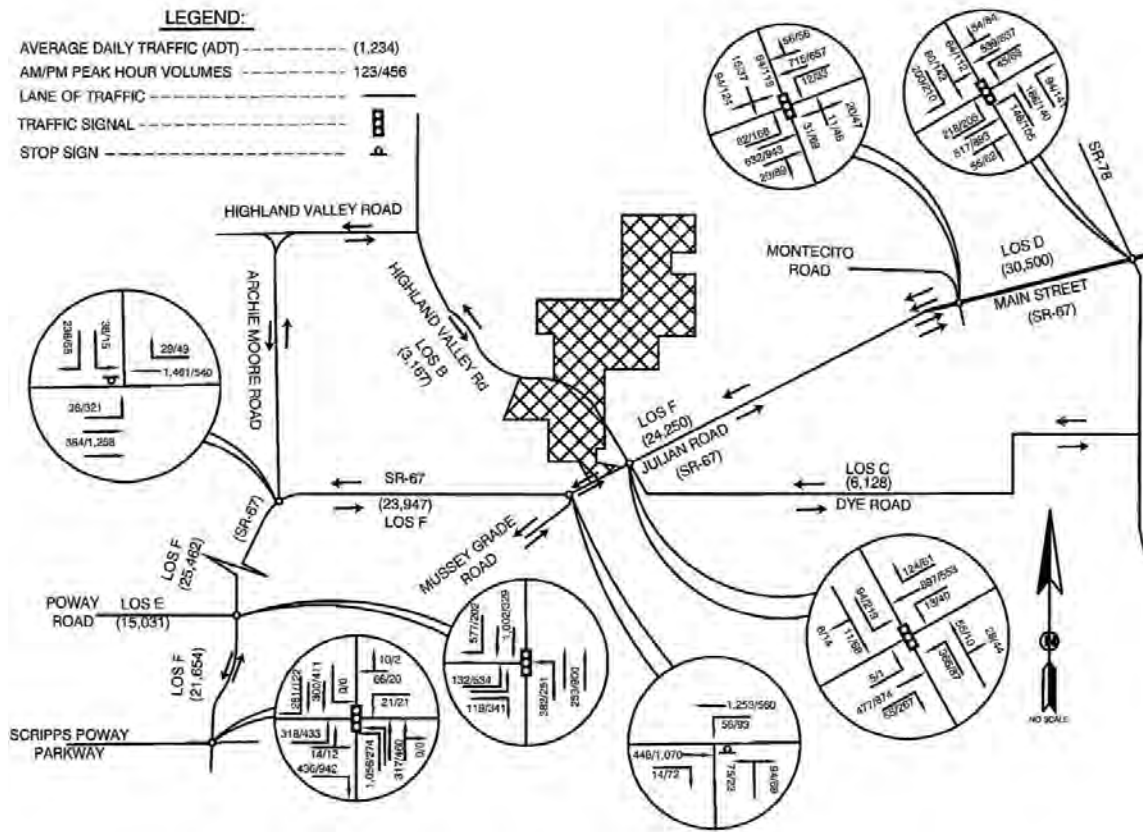


Figure 4-3 Existing Roadway Conditions

system. Highland Valley Road provides access to SR-67 for the properties located to the north. The portion of the roadway within the study area is currently improved to two lanes with shoulders with a pavement width of 36 to 40 feet and operates at LOS B.

Dye Road

Dye Road is classified as a Major Road in the County Circulation Element and is also included in the bicycle network system. Dye Road currently provides access to the San Diego Country Estates development as well as the Barona Indian Reservation. Dye Road is included in the Ramona Community Plan as a major component to the proposed “south bypass” to provide alternatives to Julian Road

and Main Street. The roadway within the study area is currently improved to a two-lane facility with a pavement width of approximately 40 feet and operates at LOS C.

Intersections

The County of San Diego has set standards for adequate traffic flow through an existing intersection or roadway segment at LOS D or better. If the delay along an existing roadway or intersection declines to LOS E (unstable flow) or worse, it is considered an unacceptable condition by the County.

The intersection of SR-67 and Highland Valley Road currently operates at LOS E during the AM peak hour and LOS D in the PM peak hour.

Non-Vehicular Transportation

Bike Lanes: All circulation element roadways in the study area are included in the County of San Diego bicycle network system. The project proposes to improve Highland Valley Road adjacent to the project site to provide “rural collector” standards with bike lanes.

Public Transportation: Bus service is provided for the Ramona area to Escondido, via SR-78 and to El Cajon, via SR-67. No bus stops are currently located in the project area. Development of this project as proposed will not adversely affect the current bus service.

Trails: There are currently no dedicated trails located within the Cumming Ranch SPA. The Cumming Ranch SPA lies within the Ramona segment of the Community Trails Master Plan titled Ramona Community Trails and Pathway

Plan. Within the Ramona Community Trails and Pathway Plan, the Trails and Pathways for Ramona Map (County of San Diego 2004) shows portions of two community trails and one pathway within or adjacent to the Cumming Ranch SPA. The proposed alignments of the trails as part of the Cumming Ranch project are very similar to the location of the trails on the Trails and Pathways for Ramona Map. The Cumming Ranch community trail system is expected to interconnect and become part of a future regional trail system.

4.4.1 Circulation Plan

Regional Circulation

The intent of the circulation plan for the Cumming Ranch SPA is to provide for a safe and convenient circulation system based on the proposed land use plan and addresses existing circulation issues within the region.

The Circulation Element of the San Diego General Plan and the Ramona Community Plan have established a regional circulation network of roadways to accommodate the buildout of the Ramona community. There are a number of regional improvements that have not been implemented resulting in unacceptable levels of service for several roadway segments and intersections in the area.

Implementation of the Cumming Ranch SPA is anticipated to generate 1,500 average daily trips (ADT) based on a generation rate of 12 ADT per dwelling unit with 8% AM and 10% PM peak hour trips. The net increase of traffic to the street system during the AM peak is 120 trips and during the PM peak is 150 trips.

Internal Circulation

Vehicular circulation within the Cumming Ranch SPA will be accomplished by implementation of an internal roadway network (shown on Figure 4-6, *Internal Circulation Plan*) to be implemented in conjunction with development of the residential portion of the SPA. The internal roadways will be constructed as public streets with either 52 or 56 feet of right-of-way. All internal project roadways will be constructed to rural development standards with asphalt berms instead of concrete curbs and gutters. In keeping with the rural character of the area, concrete sidewalks are not proposed. Pathways will be provided along one side of all internal streets. Secondary emergency access is provided at two locations in order to comply with fire department access requirements.

Non-Vehicular Circulation

Bike Lanes: Improvement of Highland Valley Road within the SPA boundary will include bike lanes as required by the Circulation Element and the Ramona Community Plan.

Public Transportation: There are no public transportation facilities existing or proposed within the Cumming Ranch SPA. Implementation of the SPA will not adversely affect the availability of public transportation.

Trails and Pathways: The design of a scenic and meaningful trail system is one the major objectives of the Cumming Ranch SPA. The Cumming Ranch SPA designates a 3.4-mile public trail network as shown on Figure 4-6, *Internal Circulation Plan*. A portion of the Cumming Ranch trail system is expected to interconnect and become a part of the regional trail system, including the trail system envisioned within the Santa Maria River Park plan. The trail system has

been established in consultation with the Transportation and Trails Subcommittee of the Ramona Community Planning Group and the Ramona Trails Association.

A two-acre trail staging area will be provided in the northwest corner of the Cumming Ranch SPA, adjacent the Ramona Airport as shown on Figure 4-6. Vehicular access is available to this area from Airport Road, located immediately north of the site. It is anticipated that the staging area will provide an opportunity for trail users to park their vehicle and access the trail system and will also provide facilities to accommodate equestrian trail users.

In addition to the designated pedestrian and equestrian trails, pathways will be provided along one side of all internal streets. A community pathway will also be provided along the north side of Highland Valley Road, through the project site and off site to the intersection with Highway 67. This pathway will be designed to meander within the shoulder of the roadway and may venture outside the existing right-of-way where appropriate in order to create greater separation from vehicular traffic and a more pleasing experience to users of the pathway.

4.4.2 Circulation Goal, Objectives and Policies

Goal

Develop a comprehensive circulation network that will efficiently serve the future residents of the Cumming Ranch SPA, the existing community of Ramona and the transportation needs of the region and minimizes impacts to sensitive resources and retains the rural character of the community.

Objective C-1

Provide a road network that minimizes grading and impacts to sensitive resources.

Policy C-1.1

All internal roads shall be designed to minimize impacts to sensitive habitats and existing natural features and shall be generally consistent with the alignments shown in the Cumming Ranch Specific Plan Circulation Element.

Policy C-1.2

All internal roads shall be designed to be consistent with the County of San Diego Public Road Standards and the County of San Diego Standards for Private Streets, as applicable.

Objective C-2

Provide an internal circulation network that minimizes impacts to adjoining residents.

Policy C-2.1

Access to Highland Valley Road shall be limited to the four public street intersections as shown in the Circulation Element. Two additional points of emergency egress/access are provided as required by the Fire Marshal.

Policy C-2.2

Direct driveway access to Highland Valley Road is prohibited.

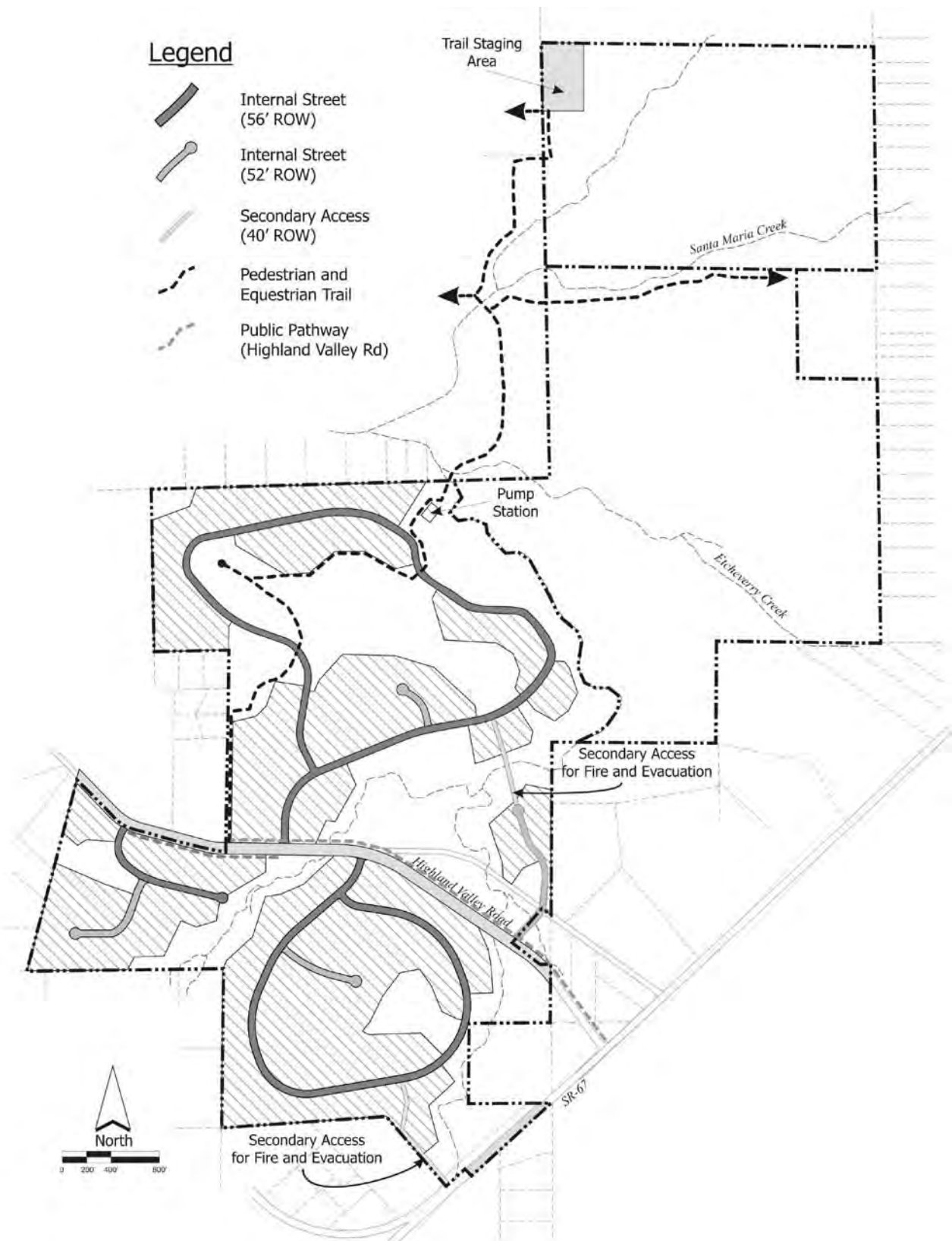


Figure 4-4 Internal Circulation Plan

Objective C-3

Provide a meaningful and usable non-vehicular circulation system that includes a public trail system based on the input from the local community.

Policy C-3.1

Prior to or concurrent with the approval of Final Maps and prior to conveyance of any portion of the Open Space to the Ramona Grasslands Preserve or other entity, easements for the pedestrian and equestrian trails shall be dedicated to the County of San Diego.

Policy C-3.2

Plans for the required improvements to Highland Valley Road shall include bicycle lanes in accordance with the requirements of the Ramona Community Plan and County standards for public streets.

Policy C-3.3

Plans for the required improvements to Highland Valley Road shall include a public pathway located on the north side of the road. The pathway shall be non-contiguous and meander to the extent feasible in order to create a pleasurable experience for the user.

Objective C-4

Work with County staff and the community to contribute to the resolution of regional traffic issues.

Policy C-4.1

Future discretionary permits shall be conditioned to participate in mitigation programs such as the Traffic Impact Fee program.

4.5 Public Facilities

Water Facilities

The Cumming Ranch project site is located within Phase 1 of the RMWD Downtown Operational Storage Zone. Phase 1 encompasses the facilities within the southwestern downtown area and Phase 2 within the northeastern downtown area. Based on the outcome of the ongoing studies and engineering, it is likely that the planned improvements to the Downtown Operational Storage Zone would combine Phases 1 and 2 into a single storage zone and water would be delivered to the project from a new reservoir located southwest of the intersection of SR 67 and Dye Road. It is anticipated that the new reservoir would have a total capacity of 3 million gallons and would consist of two above ground storage tanks constructed in two phases, with the first phase being completed within the next 5 years.

Existing water facilities in the vicinity of the Cumming Ranch project site include a 20-inch-diameter pipeline located in SR 67. Bringing water from the west, this pipeline transitions to a 16-inch-diameter main east of the intersection of Mussey Grade Road. A 10-inch-diameter pipeline in the original alignment of Highland Valley Road extends through the Cumming Ranch site and connects with the pipeline in SR 67, a few hundred feet east of the property boundary.

Sewer

Sewer service is also provided to the project area by the RMWD. Sewage from the Cumming Ranch SPA will be transported to and treated at the Santa Maria Wastewater Treatment Plant (SMWWTP), located adjacent the site to the immediate east of the SPA at the northeast corner of Area B. The SMWWTP is

currently at or above capacity. The SMWWTP is currently designed and rated for 1.0 MGD. The facility's capacity and spray fields for discharge are insufficient during periods of heavy rainfall when the Average Dry Weather Flow (ADWF) can approach or exceed the 1.0 MGD capacity. Heavy rainfall increases the amount of wastewater entering the system and at the same time decreases the efficiencies of the holding ponds and spray fields.

Actions have been taken by the RMWD Board of Directors to upgrade and expand the SMWWTP facilities. RMWD's Board of Directors authorized the awarding of a design services contract for Santa Maria Sewer Service Area Facility Improvements. The Final Supplemental EIR (SEIR) for the expansion of the SMWWTP from 1.0 MGD to 1.47 MGD was certified on May 25, 2010. According to the SEIR, the three-phase expansion is described as follows: Phase 1 would expand the plant to 1.14 MGD, which would provide service to the 4,087 EDUs connected as of June 30, 2005. Phase 2 would expand the plant to 1.28 MGD and provide treatment capacity for an additional 608 EDUs. Phase 3 would expand the plant to 1.47 MGD, which would serve an additional 608 EDUs for a total of 1,216 EDUs. The project would also construct two new wet weather storage ponds located west of the existing ponds. The existing spray fields east of Rangeland Road will be reconfigured as evaporation terraces.

The Cumming Ranch SPA is not within the Latent Sewer Powers Service area of the RMWD and is not within the District's Sphere of Influence. Sewer service is expected to be available to serve the SPA upon completion of the required studies and approval of the Local Agency Formation Commission (LAFCO) expansion of latent sewer powers to include the SPA. Improvement requirements will be established by RMWD based on the completion of a detailed study.

Fire

The Cumming Ranch SPA lies within the service area of the Ramona Fire Department. The Ramona Fire Department is a division of the Ramona Municipal Water District. The Ramona Fire Department operates under contract with the California Department of Forestry (CDF) who provides fire and paramedic personnel to the District. There are three fire stations located in Ramona. Station 82 is located to the immediate south of the Cumming Ranch SPA on Dye Road. The Ramona Fire Department and the San Pasqual Volunteer Fire Department have an Automatic Aid Agreement; in the event of an emergency, both agencies have agreed to respond.

The Ramona Fire Department has indicated that they are in an extreme budget crisis and would not be able to adequately serve the project and continue to maintain an appropriate level of service and protection for the rest of the community.

Schools

The Ramona Unified School District (RUSD) provides school services to students in Ramona. The RUSD provides school for grades kindergarten through high school at five elementary schools, one middle school, two high schools and one alternative school. The Cumming Ranch SPA lies wholly within the service area of the RUSD.

Due to overcrowded conditions at schools within the area, the District is not able to identify specific schools that students residing within the Cumming Ranch SPA

will ultimately attend. Students generated by the SPA will cause additional impacts to the RUSD and mitigation will be required to offset those impacts.

Recreational Facilities

The Ramona Community Plan sets forth the goal to develop a comprehensive plan of local, neighborhood, community and regional park facilities. Existing recreational opportunities for the Ramona community include Collier Park, a local park located within the Ramona Town Center; the 166-acre Ramona Community Park located on RMWD land approximately 4.0 miles east of the project site; and the Holly Oaks Equestrian staging area, a 42-acre park located on Dye Road.

4.5.1 Public Facilities Plan

Prior to or concurrent with implementation of the residential land uses proposed in the SPA, the various public facility and service providers will require necessary improvements to facilities and infrastructure. These improvements may include water, sewer, fire facility and school facility improvements or upgrades. This element of the Specific Plan establishes objectives and policies to ensure the timely provision of necessary improvements.

Copies of the County's Project Facility Availability Forms (DPLU #399) for each of the above service providers are provided as an Appendix to this report. Additional analysis is required by the service agencies before specific conditions can be provided for implementation of the Cumming Ranch SPA.

Water Facilities

The water demand for the build-out of the SPA is projected to average 69,250 gallons per day (gpd), with a maximum daily demand of 207,750 gpd. The proposed on-site water distribution system is shown on Figure 4-7, *Water Facilities Plan*. The proposed system would connect to a future 16-inch diameter pipeline in Highland Valley Road. Water would be distributed throughout the development area via new 8 and 12-inch diameter pipes located within the project roadways. As required by RMWD, the onsite pipelines would be looped to provide redundancy in supply, improve water quality by avoiding dead end mains, and to meet fire flow demands and pressures by providing water from two directions to supply hydrants.

Water for the immediate project vicinity is currently provided from the Mount Woodson Terminal Storage Reservoir; however, there is a limitation on the quantity of water that can be delivered under the currently configured system. RMWD is currently planning a new reservoir (consisting of two 1.5-million-gallon tanks) that would serve the southwestern area (Phase I) of the Downtown Operational Storage Zone. The Downtown Operational Storage Zone would be served via the West End Terminal Storage Zone. The Cumming Ranch project is expected to receive its water from the new reservoir. The water demand described in this section would be within that anticipated and planned by RMWD and would not require the installation of additional facilities beyond those already planned by RMWD. Although these facilities are currently in the planning stage, it is reasonable to anticipate these facilities would be operational within 5 years.

Sewer Facilities

Sewage generated by the proposed home within the Cumming Ranch SPA would be transported to and treated at the SMWWTP, located adjacent to the project site east of Area B.

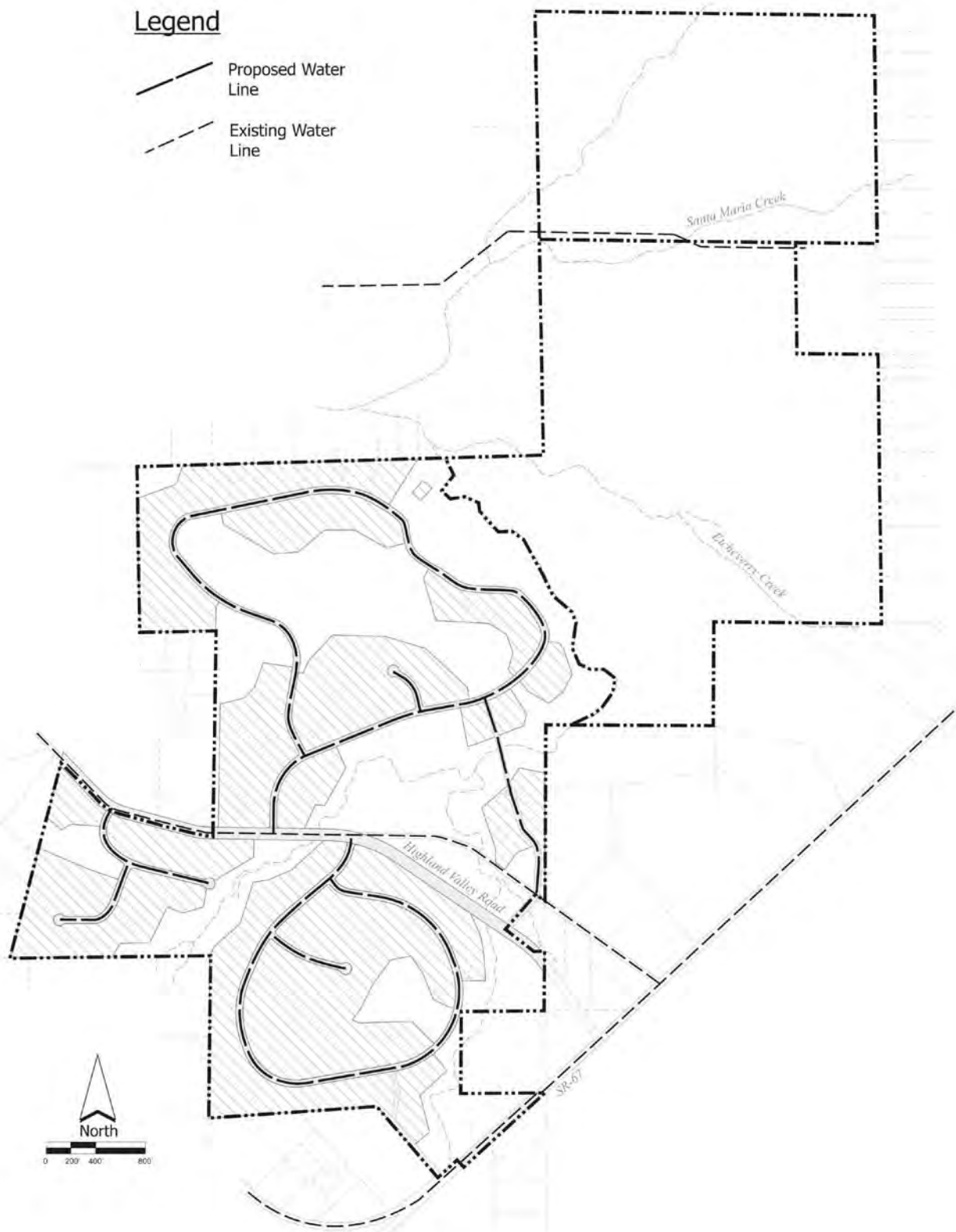


Figure 4-5 Water Facilities Plan

The proposed on-site sewer collection system is shown on Figure 4-8, *On-site Sewer System*. Sewer mains would be installed throughout Area A to collect effluent from the proposed homesites. The mains would not always be installed in the project roadways but instead would follow the nature contour of the existing terrain. Portions of the sewer mains are located within the common open space lots. This design of the sewer collection system greatly reduces the required grading for the future lots and provides a more rural appearance to the overall development.

The existing SMWWTP is at a higher elevation than the residential land in the northern portion of Area A, therefore it is necessary to pump the effluent to reach the plant. As shown on Figure 4-8, the sewer mains would converge at a sewer pump station located at a low point within the northern portion of Area A. From there, the effluent will be pumped through force mains located within existing off-site easements then within the trail alignment south of Santa Maria Creek to the SMWWTP.

The SMWWTP is currently at or above capacity. RMWD is currently planning major improvements and expansion of the SMWWTP, which would increase the capacity of the facilities from 1.0 MGD to 1.47 MGD in three phases. This expansion of wastewater service for over 1,216 additional EDUs would adequately provide service for the Cumming Ranch project, which would add 125 dwelling units. RMWD has completed the CEQA environmental review process required for implementation of the necessary improvements to the SMWWTP and their spray fields to accommodate future demand, including the Cumming Ranch project. The wastewater demand resulting from the proposed project would be

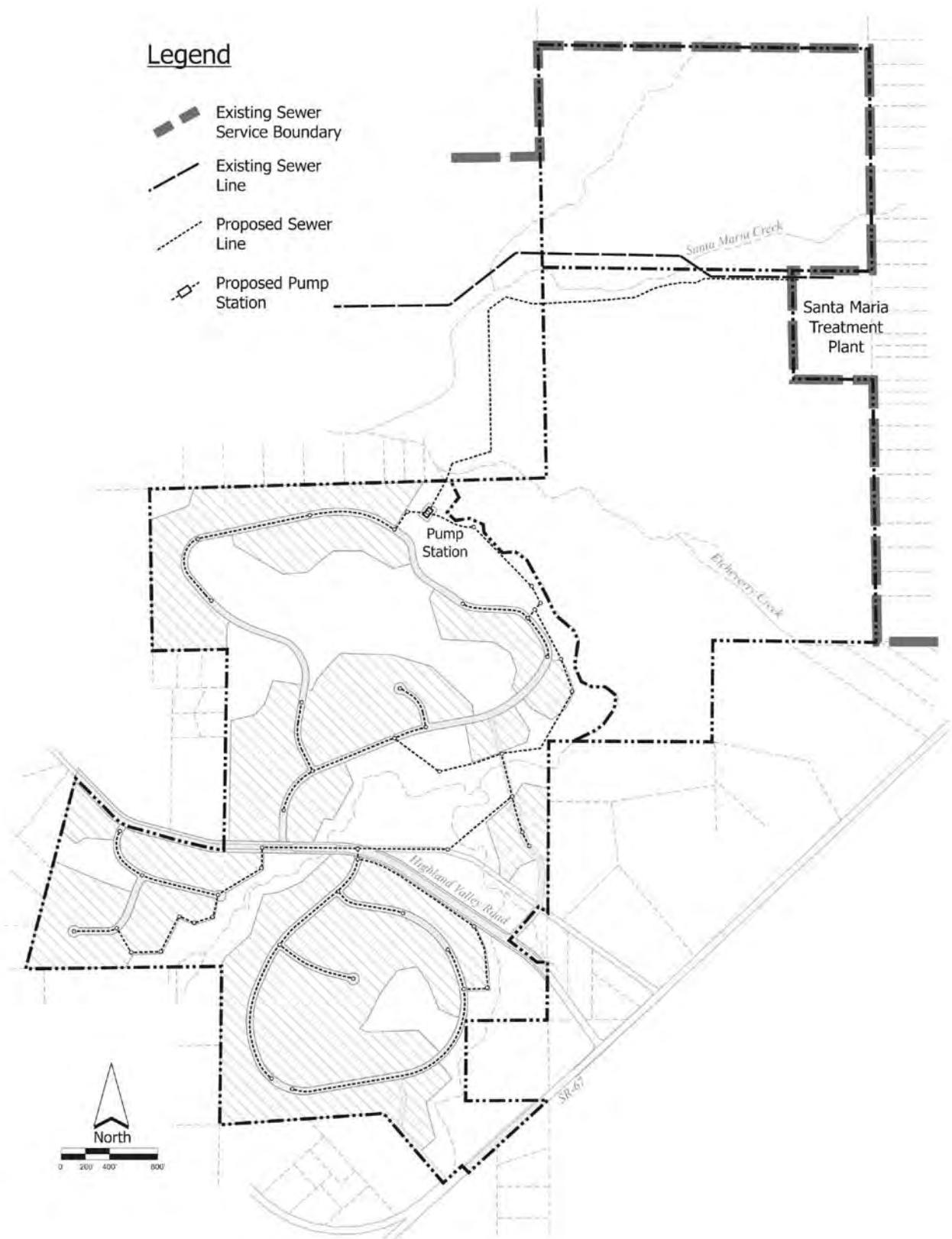


Figure 4-6 Sewer Facilities Plan

within that anticipated by RMWD and would not require the installation of additional facilities beyond those already planned by RMWD.

Fire Facilities

The Ramona Fire Department will provide fire protection and paramedic service to the Cumming Ranch SPA primarily from its existing Station 82 located just south of the SPA on Dye Road. Response times are not expected to be significantly altered as a result of implementation of the land use plan.

The Ramona Fire Department, in conjunction with the County of San Diego's Fire Code Specialist, provide fire protection standards including roadway design standards, access requirements, water flow requirements, fire hydrant location and spacing and brush management standards. These standards have been considered in the initial land use planning and will be implemented as required by conditions of approval for future discretionary actions. The Cumming Ranch project will be required to participate in a Community Facilities District as conditioned by the Ramona Fire Department. The project developer shall be required to pay all fees and meet all requirements of the Community Facilities District to the satisfaction of the Ramona Fire Department.

School Facilities

As discussed above, the existing facilities of the RUSD are operating at or above capacity resulting in overcrowded conditions. The District has indicated that additional students generated by the Cumming Ranch SPA will further impact these facilities. Impact fees will be required in accordance with Government Code Sections 53080 and Section 65970 prior to issuance of building permits for residential development within the Cumming Ranch SPA.

Recreational Facilities

The County of San Diego's General Plan Recreational Element recommends the standard of 15 acres of local parks and 15 acres of regional parks per 1,000 persons. The Cumming Ranch project would ultimately be expected to generate 418 persons to the Ramona community and would generate the need for an additional 6.3 acres of local park land and 6.3 acres of regional park land.

In order to address the timely provision of park land, the County has established the Park Lands Dedication Ordinance. The ordinance requires either the dedication of park land or the payment of in-lieu fees as a condition of all proposed development. No public parks are proposed to be located within the Cumming Ranch SPA and it is anticipated that future implementing approvals would be conditioned to pay in-lieu fees.

In addition to the passive recreational opportunities provided by the dedication of open space, recreational opportunities would also be provided within the Cumming Ranch project by the dedication of 3.4 miles of public pedestrian and equestrian trails and the provision of a trail staging area within Area C.

4.5.2 Public Facilities Goal, Objectives and Policies

Goal

Provide for adequate public services and facilities to serve the permitted land uses within the Cumming Ranch SPA.

Objective PF-1

Ensure that water service and facilities are available to the Cumming Ranch SPA concurrent with demand.

Policy PF-1.1

Prior to approval of any Tentative Map for residential uses within the Cumming Ranch SPA, a system evaluation analysis for water facilities shall be prepared and submitted to RMWD for review and approval.

Policy PF-1.2

Prior to approval of Final Maps or improvement plans, a water service commitment letter shall be obtained from RMWD to ensure provision of adequate water service by the district.

Objective PF-2

Ensure that sewer treatment and disposal facilities are available to the Cumming Ranch SPA concurrent with demand.

Policy PF-2.1

Prior to approval of any Tentative Map for residential uses within the Cumming Ranch SPA, a system evaluation analysis for sewer facilities shall be prepared and submitted to RMWD for review and approval.

Policy PF-2.2

Prior to approval of Final Maps or improvement plans, the residential portion of the Cumming Ranch SPA shall be annexed into Latent Sewer Powers Service area of the RMWD.

Policy PF-2.3

Prior to approval of Final Maps or improvement plans, a sewer service commitment letter shall be obtained from RMWD to ensure provision of adequate water service by the district.

Objective PF-3

Ensure that adequate fire services and facilities are available to the Cumming Ranch SPA concurrent with demand.

Policy PF-3.1

Prior to approval of any Tentative Map for residential uses within the Cumming Ranch SPA, the proposed development shall be reviewed to ensure provision of fire protection standards including roadway design standards, access requirements, water flow requirements, fire hydrant location and spacing and brush management standards.

Policy PF-3.2

Prior to approval of Final Maps or improvement plans, the fire marshal shall establish minimum flow rates for fire hydrants within the project. The RMWD shall provide verification that the proposed facilities are designed to deliver the minimum fire flow required.

Policy PF-3.3

Prior to approval of Final Maps, the project shall participate in a Community Facilities District as conditioned by the Ramona Fire Prevention Bureau. The project developer shall be required to pay all fees and meet all requirements of the Community Facilities District to the satisfaction of RMWD.

Policy PF-3.4

Prior to issuance of building permits for any residential development within the Cumming Ranch SPA, fire mitigation fees shall be paid to the satisfaction of the Director of the Department of Planning and Land Use.

Objective PF-4

Ensure that adequate school services and facilities are available to the Cumming Ranch SPA concurrent with demand.

Policy PF-4.1

Prior to issuance of building permits for any residential development within the Cumming Ranch SPA, appropriate school fees shall be paid to the Ramona Municipal School District for mitigation of school facilities impacts.

Objective PF-5

Ensure that adequate recreational services and facilities are available to the future residents of the Cumming Ranch SPA.

Policy PF-5.1

Prior to issuance of building permits for any residential development within the Cumming Ranch SPA, required park in-lieu fees shall be paid to the satisfaction of the Director of Parks and Recreation.

4.6 Community Design

The Cumming Ranch SPA is characterized by its agricultural fields on broad valleys and rolling hillsides dotted with rock outcroppings and scattered oak trees.

Topographic variation within the SPA is minimal with the overall elevations on site ranging from a low of approximately 1,360 feet at the western point of Etcheverry Creek to approximately 1,576 feet at the peak of the ridgeline located in the central portion of Area A. Steep slopes are limited to the upper slopes of the central ridgeline and a small area located on the isolated hill in the southern portion of the SPA. The dominant landform on the site is the broad plain of the Santa Maria Creek in the northern portion of the site at the border of Areas B and C.

The overriding design theme established in the Ramona Community Plan and carried forward in the Cumming Ranch SPA is to preserve and enhance the existing rural character of the community. This is to be accomplished by the preservation of floodways, ridgelines, oak groves, rock outcroppings and other natural features.

4.6.1 Community Design Plan

The preservation and protection of the property's many natural features is a principal goal. This goal is achieved by both the allocation of lands between development and preservation, and by careful integration of these important elements into the overall plan and design.

The purpose of the Design Guidelines is to provide a visual cohesiveness within the SPA by maintaining the natural features of the project site as a visual focal point. The Guidelines are intended to provide a flexible guide or framework that will successfully integrate the project with the neighboring uses and retain the visual quality and linkages to the Ramona Grasslands Project.

Implementation of the Design Guidelines will be twofold. The first level of implementation will be through the review of subsequent discretionary permits and approvals. The implementation of design elements within the tentative maps, grading plans, improvement plans and landscape plans will provide the basis for the project design. The second phase of implementation will be through the review and approval of site-specific plans for individual lots. Review of lot development plans will be implemented via the Homeowner's Association Architectural Review Board. Specific development procedures and guidelines will be established in the project Covenants, Conditions and Restrictions (CC&R's) and will be recorded against all residential lots. A typical lot development incorporating many of the following design guidelines is shown in Figure 4-9, *Typical Lot Development*.

4.6.2 Community Design Guidelines

General Guidelines

- The design and construction of homes within the residential areas shall maintain a consistent quality of design and materials that is compatible with the rural character of the community.
- All new homes shall be sited on the individual lots to compliment adjacent buildings and the visual setting.
- The unique natural features of the site shall be retained and incorporated into the site planning of individual lots.

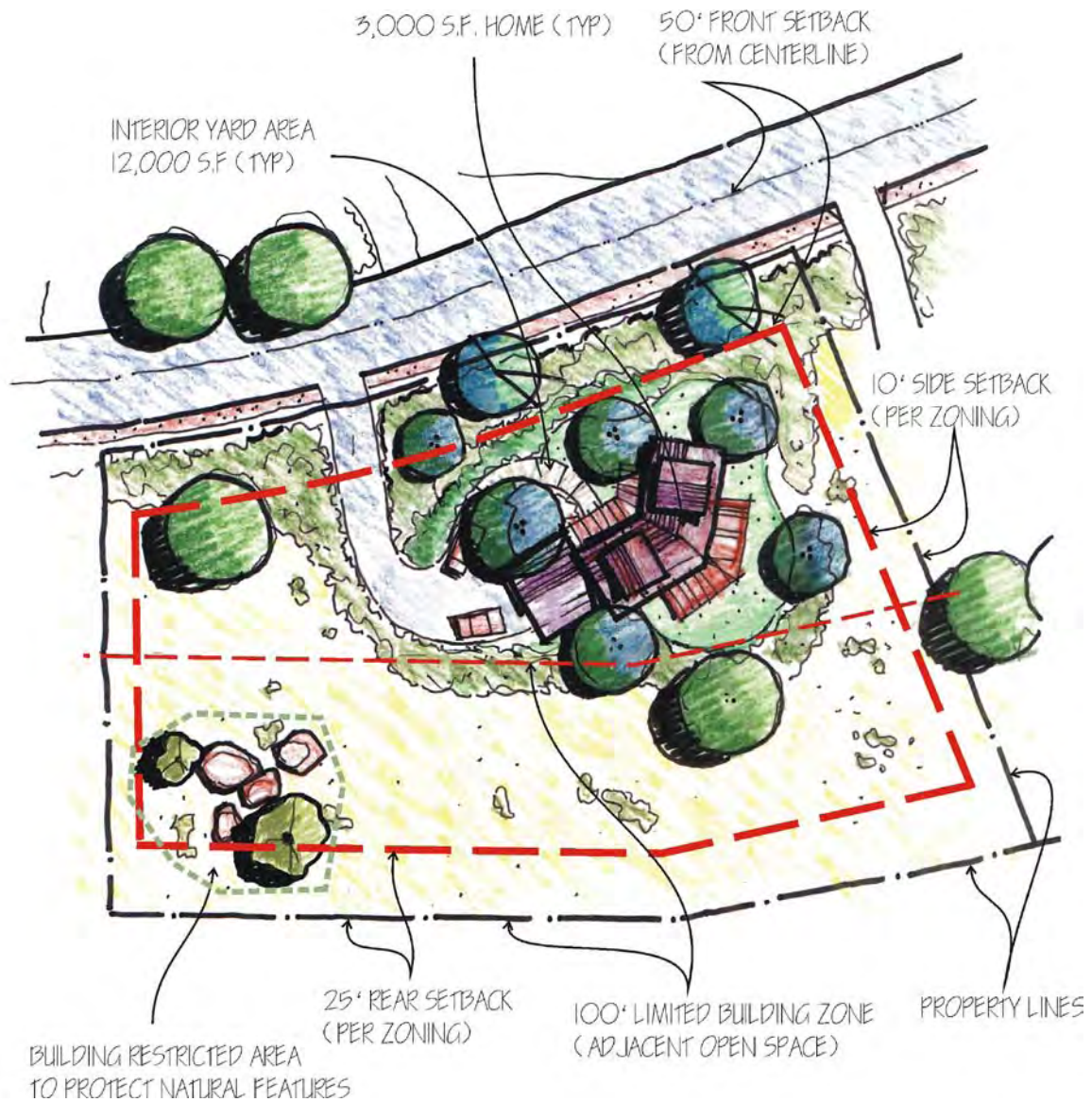


Figure 4-7 Typical Lot Development

- Homes shall be oriented to take advantage of existing vistas without impacting views from adjacent properties.

- Outdoor storage or work areas shall be sited to preserve the visual quality of the area and not impact adjacent properties.

Circulation

- Access points to the SPA shall be sited to minimize disruption of traffic flow on Highland Valley Road.
- Connections to the existing local roadway system shall be minimized to reduce project traffic on local streets.
- Pedestrian circulation shall be separated from vehicular traffic to the extent feasible through the use of separated pathways within the right-of-ways.
- A public trail system shall be provided as established in consultation with the Transportation and Trails Subcommittee and the Ramona Trails Association.
- A trail staging area shall be provided in the northern portion of the project site to provided access to the public trail system.

Landform Modification

- The grading design shall retain to the greatest extent feasible the character of the existing landform.
- Contour grading techniques shall be the dominant grading method used to develop the project site. Contour grading is a method that creates artificial

slopes with rounded forms and varied slope ratios designed to simulate the appearance of the natural terrain.

- Grading and development shall be limited to below the top of major ridgelines in order to maintain natural terrain lines.
- Disturbance of steep slopes, as defined by the Resource Protection Ordinance, shall be minimized.
- The design of internal roadways shall be compatible with the existing terrain and minimize grading. Roadways shall be designed to maximize aesthetic and environmental considerations.
- The preservation of natural habitats and aesthetic resources such as rock outcroppings, mature trees and ridgelines shall be encouraged.

Architectural Character and Detailing

- Architectural detailing and material selection is essential to character definition. It is not intended to define a specific architectural style or building type for the residential area but the intent of the Design Guidelines is to establish a level of quality and consistency that is compatible with the rural character and country lifestyle of Ramona.
- Materials and colors shall be compatible with the natural setting.

- Rear of side elevations of buildings that are visible from public vantages shall be finished in a quality, color and material that is similar to the principal elevations.
- All accessory buildings shall be designed to be compatible with the primary structures.
- All mechanical equipment, including propane tanks and air conditioning units shall be screened from public view.

Lighting Design

- In order to maintain the rural character of the area, street lighting is not proposed.
- All exterior lighting shall be adequately controlled or screened to prevent glare and spillover to adjacent properties. All lighting shall conform to the requirements of the County's Dark Sky Policy.
- Night lighting shall be directed away from open space areas.

Landscaping Guidelines

- Landscaping will be informal and rural in nature.
- Landscaping shall utilize natural materials such as stone, wood rail fences, boulders and drought-tolerant plant species.

- The use of expansive lawn areas and water-intensive landscaping shall be discouraged.
- All landscape areas shall use a variety of plant species selected from the conceptual landscape plan.
- Fencing types shall be consistent with those established in the conceptual landscape plan.
- Brush Management Zones shall be provided and maintained in accordance with the requirements of the Ramona Fire Department.

4.6.3 Community Design Goal, Objectives and Policies

Goal

Create and maintain a high quality image for the Cumming Ranch SPA to ensure the visual compatibility with the surrounding community and natural environment.

Objective CD-1

Preserve the visual quality of the site through retention of unique natural features, sensitive grading design and landscape designs that integrates with the surrounding open space.

Policy CD-1.1

Sensitive ridgelines, drainages and natural habitats shall be preserved in open space in accordance with the Open Space Element.

Policy CD-1.2

Tentative maps for future residential lots shall identify unique natural features within the lots and identify those areas as a “Building Restricted Area”. The Building Restricted Areas shall be identified within the CC&R’s and be incorporated into the design of the lot.

Policy CD-1.3

Tentative maps for future residential lots shall incorporate a roadway design that is compatible with the existing terrain and minimizes grading.

Policy CD-1.4

Tentative maps and grading plans for residential lots shall incorporate contour grading and variable slope ratios to blend the development with the surrounding terrain.

Policy CD-1.5

Prior to approval of Final Maps, CC&R’s shall be recorded against all residential lots that include establishment of the Homeowner’s Association Architectural Review Board and implementation of the Design Guidelines.

4.7 Development Program & Phasing

4.7.1 Development Phasing

Phasing of development within the Cumming Ranch SPA is primarily dependant on market factors. While it is possible that the entire SPA be developed in a single

phase, the project may be developed in phases. Certain infrastructure improvements will be required to be in place prior to, or concurrent with each individual phase. Phasing is not required to be consistent with the numeric sequence of the subareas identified on the land use plan.

4.7.2 Development Approvals Required

In addition to the approval of this Specific Plan and General Plan Amendment Report, other discretionary and ministerial permits will be required in order to implement the Cumming Ranch SPA. These additional entitlements are discussed below.

Tentative Subdivision Map

A tentative map (TM) will be required to implement the Cumming Ranch Specific Plan. A TM, pursuant to the County of San Diego Subdivision Ordinance (Title 8, Division 1 of the Code of Regulatory Ordinances) is required for all major subdivisions. The TM will show the general subdivision design and such specific items such as lot areas, grading, street improvements, drainage systems, utilities and necessary or required easements. Implementation of the Cumming Ranch Specific Plan may be accomplished with a single TM or may be accomplished with multiple TMs.

Rezone

A zone reclassification is required to implement the changes to the zoning designation of the project site. While the base S-88 zone will remain unchanged, the development regulations depicted in the zoning box will be revised to accurately reflect the intended development and/or preservation of the SPA. Areas designated as Open Space in the SPA will have development regulations that are

consistent with that designation and do not allow further development. The residential areas of the project will have an established lot size, density and setback requirement that is consistent with the requirements of the SPA. The proposed zoning designations are shown below in Section 9.3.

Annexation to Sewer Service Area

Prior to approval of the first final subdivision map, the Ramona Municipal Water District will be required to receive approvals from the Local Agency Formation Commission (LAFCO) for expansion of its sewer latent powers authority.

Minor Use Permit

A Minor Use Permit is required to implement performance standards for the sewer pump station as specified in the Environmental Impact Report for the Cumming Ranch SPA.

Site Plan Approval

A Site Plan is required for the overall site to implement certain development standards for future construction on the lots including compliance with sustainable building practices, implementation of energy conservation measures, adherence to fire-safe construction practices and preservation of natural features within the lots.

Final Map, Grading and Improvement Plans

Approval of Final Maps and Improvement Plans are required for implementation of the land use plan. Final subdivision maps and improvement plans are prepared subsequent to the approval of the TM and are subject to the requirements and

provisions of the Subdivision Ordinance. Final maps are engineered drawings that contain detailed title and legal information pertaining to the lots that are created. Grading, landscaping, existing and new utilities, roadway construction and all other specific elements necessary for project implementation are shown on the grading and improvement plans.

Army Corps of Engineers Permit

The proposed development may be subject to issuance of a Section 404 Permit by the Army Corps of Engineers. This permit, required pursuant to the Clean Water Act (33 U.S.C. 1344), is required for projects that propose to discharge dredged or fill materials into Waters of the United States. While the land use plan has been designed to avoid impacts to wetlands and other sensitive habitats, some limited filling of minor drainage areas will be necessary to implement the project.

California Department of Fish and Game Agreement

A 1600 series agreement is required by the California Department of Fish and Game for any project that impacts specified drainage areas.

Building Permits

Building permits are required for the construction of all structures on the property.

4.7.3 Permitted Uses

Generalized zoning for the Cumming Ranch SPA is shown on Figure 8-1, *Generalized Zoning Map*. The existing S-88 zone will be retained subject to the following use regulations for each of the zoning districts.

Rural Residential (RR)

The following regulations shall apply to the designated RR Zoning District:

USE REGULATIONS		S-88
NEIGHBORHOOD REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	0.66
	LOT SIZE	1 AC.
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	G
	LOT COVERAGE	---
	SETBACK	H
	OPEN SPACE	---
SPECIAL AREA REGULATIONS		---

The Cumming Ranch Specific Plan designates approximately 215.4 acres as Rural Residential within the S-88 zone, allowing an overall density of 0.66 with a minimum lot size of 1.0 acre. Lots must also conform to the requirements established for the individual subareas as identified in Table 5-1.

Accessory uses shall be the same as those allowed by the RR Use Regulations (§6156). Permitted buildings, structures, and projections into required yards shall be the same as set forth by Section 4835 for residential use regulations.

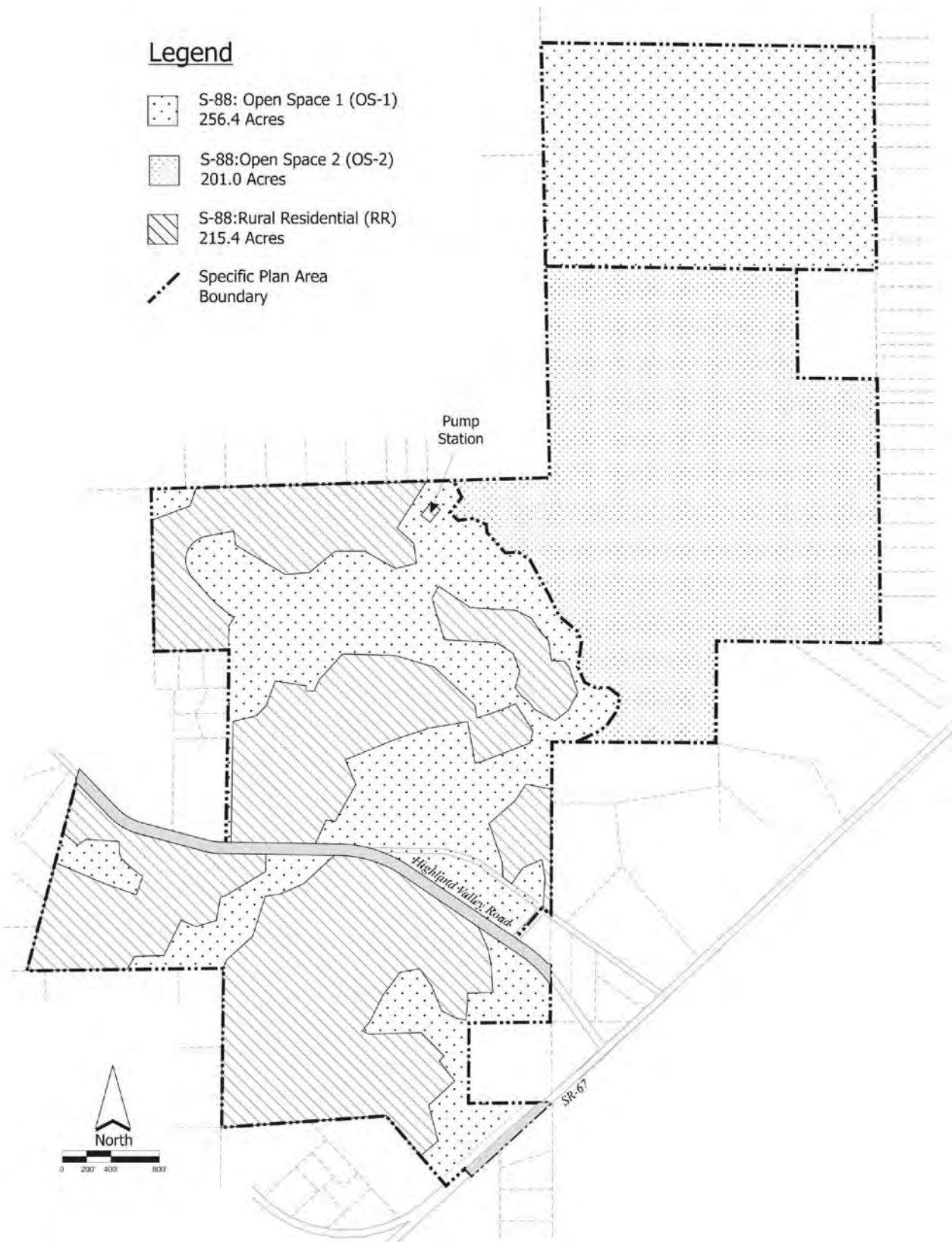


Figure 4-8 Generalized Zoning Map

Open Space (OS-1)

The following regulations shall apply to the designated OS-1 Zoning District:

USE REGULATIONS		S-88
NEIGHBORHOOD REGULATIONS		---
DEVELOPMENT REGULATIONS	DENSITY	---
	LOT SIZE	---
	BUILDING TYPE	A
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	---
	LOT COVERAGE	---
	SETBACK	---
	OPEN SPACE	---
SPECIAL AREA REGULATIONS		POR S, F

The Cumming Ranch Specific Plan designates approximately 256.4 acres as Open Space 1 (OS-1) within the S-88 zone, which does not allow any residential development. This zone designation applies to lands that are intended to be preserved and maintained as permanent open space. No development is allowed in these areas except pedestrian and equestrian trails, the trail staging area and necessary public facilities.

Open Space (OS-2)

The following use regulations shall apply to the designated OS-2 Zoning District:

USE REGULATIONS		S-88
NEIGHBORHOOD REGULATIONS		---
DEVELOPMENT REGULATIONS	DENSITY	---
	LOT SIZE	---
	BUILDING TYPE	A
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	---
	LOT COVERAGE	---
	SETBACK	---
	OPEN SPACE	---
SPECIAL AREA REGULATIONS		POR S, F

The Cumming Ranch Specific Plan designates approximately 201.0 acres as Open Space 2 (OS-2) within the S-88 zone, which does not allow any residential development. This zone designation applies to lands that are intended to be preserved and maintained as permanent open space. In addition to the allowable land uses within OS-1, the OS-2 land allows continued agricultural use of the land until it is acquired for open space use. Access to the OS-2 lands shall be via the existing dirt roads that are currently used to access that portion of the site.

APPENDIX A

Project Facility Availability Forms



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

WATER

W

Please type or use pen

805 Properties (619) 807-2483
Owner's Name Phone
7338 Turnford Drive
Owner's Mailing Address Street
San Diego CA 92119
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☒ Rezone (Reclassification) from S-88 to S-88 zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Administrative Permit (Open Space)

Assessor's Parcel Number(s)
(Add extra if necessary)

282-010-30 & 43,
283-021-01 & 02,
283-022-01,
283-041-03,
283-041-09,
283-051-01

- B. ☒ Residential Total number of dwelling units 125
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Thomas Bros. Page 1172/1152 Grid B3/B7
NW of SR67 at Highland Valley Road

C. Total Project acreage 682.6 Total number of lots 135

Project address Street

Ramona 92065

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____

Date: 5/4/09

Address: 7338 Turnford Drive San Diego CA 92119

Phone: (619) 807-2483

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Ramona Municipal Water Dist. Service area _____

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
☐ Project will not be served for the following reason(s): Based on water system evaluation
(See attached conditions)
- C. ☒ District conditions are attached. Number of sheets attached: 1
☒ District has specific water reclamation conditions which are attached. Number of sheets attached: 1
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Expires: 6/04/11

Authorized signature: Phillip Dauben

Print name Phillip Dauben

Print title Civil Engineer

Phone 760-788-2260

Date 6/4/09

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



DPLU-399W (09/06)

Conditions for Water Availability Letter (In District)

- a. Water facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

A water commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

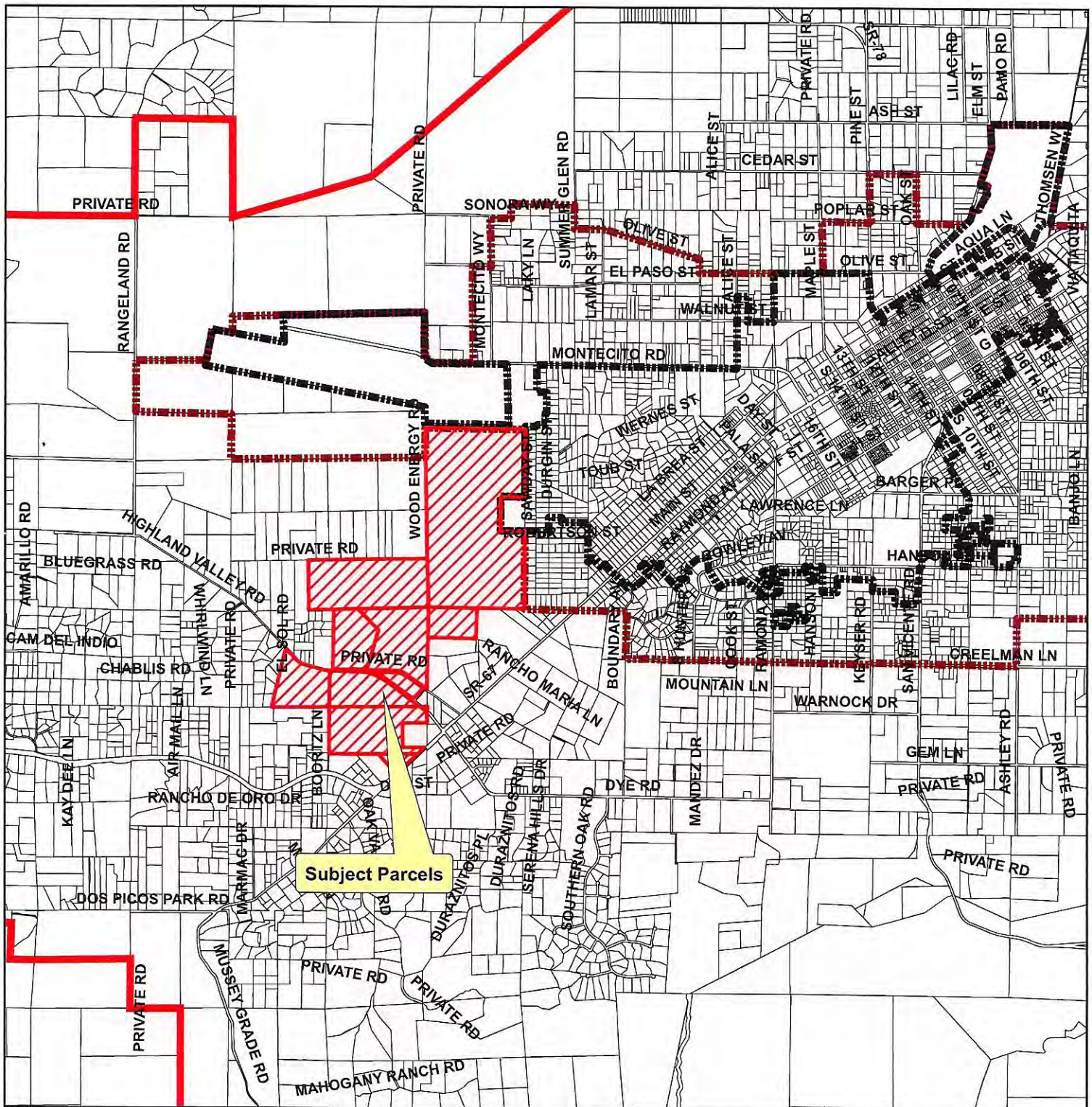
- b. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete. *The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".*
- c. Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. *Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.*

Conditions for Reclaimed Water





It is the policy of the Ramona Municipal Water District that reclaimed water shall be used in designated areas within the jurisdiction wherever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment (LC 7.44.020). The conditions for reclaimed water use are as follows:

- A. A reclaimed water service agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.
- B. For each reclaimed water service area, an evaluation of whether greenbelt irrigation, commercial office buildings, filling of artificial lakes, or industrial process shall be limited the use of reclaimed water shall be made (LC 7.44.050). The District may mandate construction of reclaimed water distribution systems or other facilities in new developments for current or future reclaimed water use as a condition of any development.
- C. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project (LC 2.44.020 B). The amount of the deposit may vary depending on the project scope and additional deposits may be needed depending on actual costs. *The Reclaimed Water System Evaluation shall be completed and a Reclaimed Water Service Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".*
- D. Reclaimed water requirements and conditions are based on the current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. *Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for reclaimed water service.*

Highland Valley Road & SR-67
Owner: 805 Properties

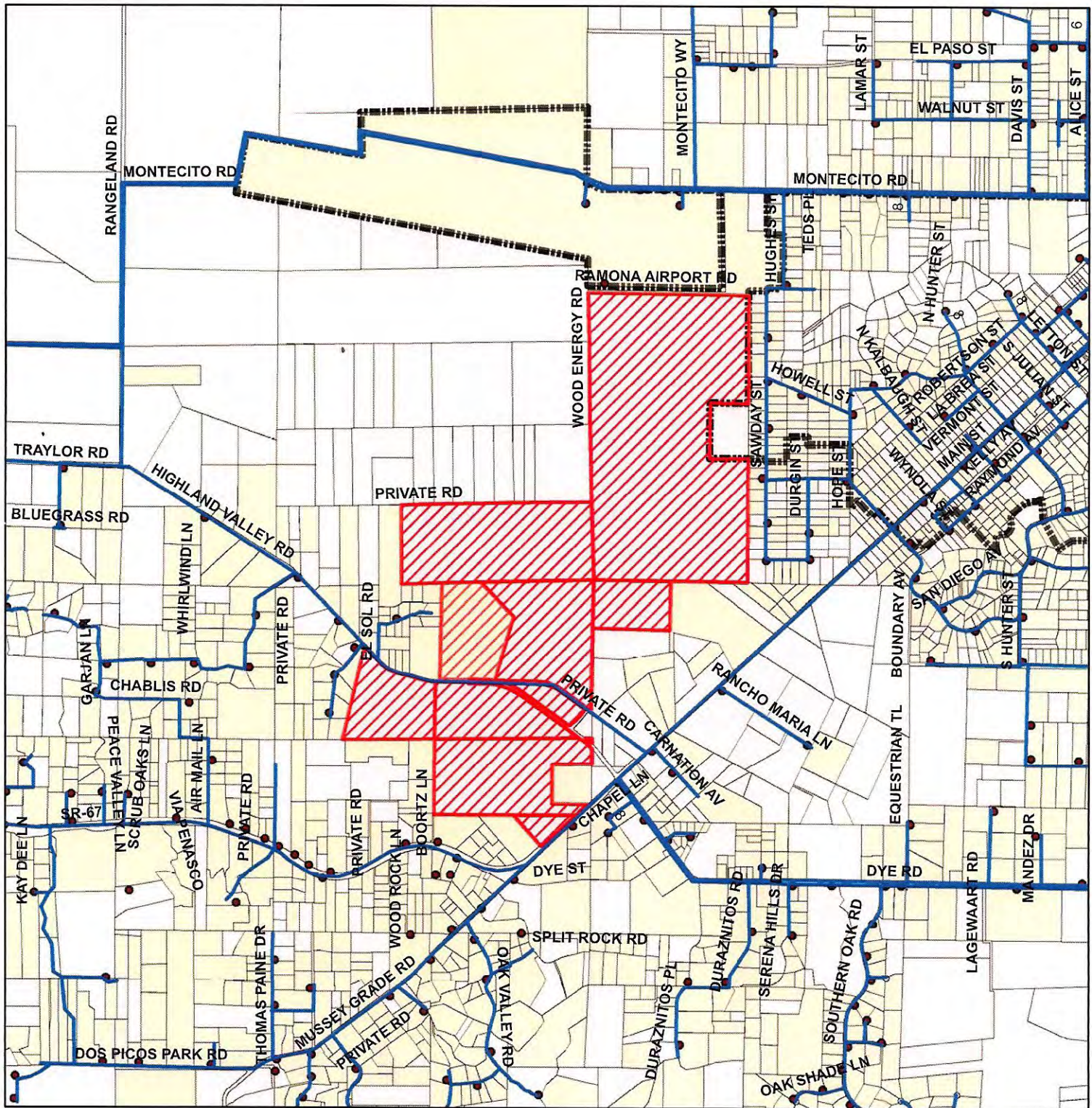


Legend





-  RMWD Boundary
 Santa Maria Sewer Service Area
 Active Latent Powers Boundary
 Subject Parcel selection



Facility Map
Cumming Ranch
Highland Valley Road & SR-67
Owner: 805 Properties

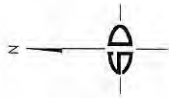


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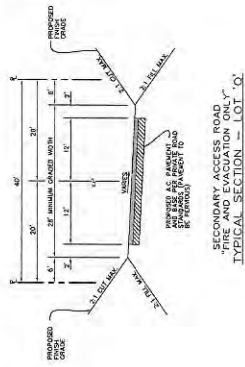
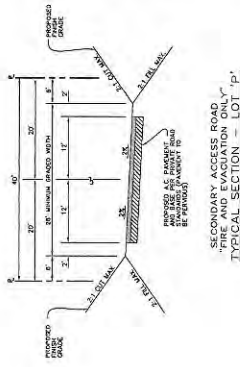
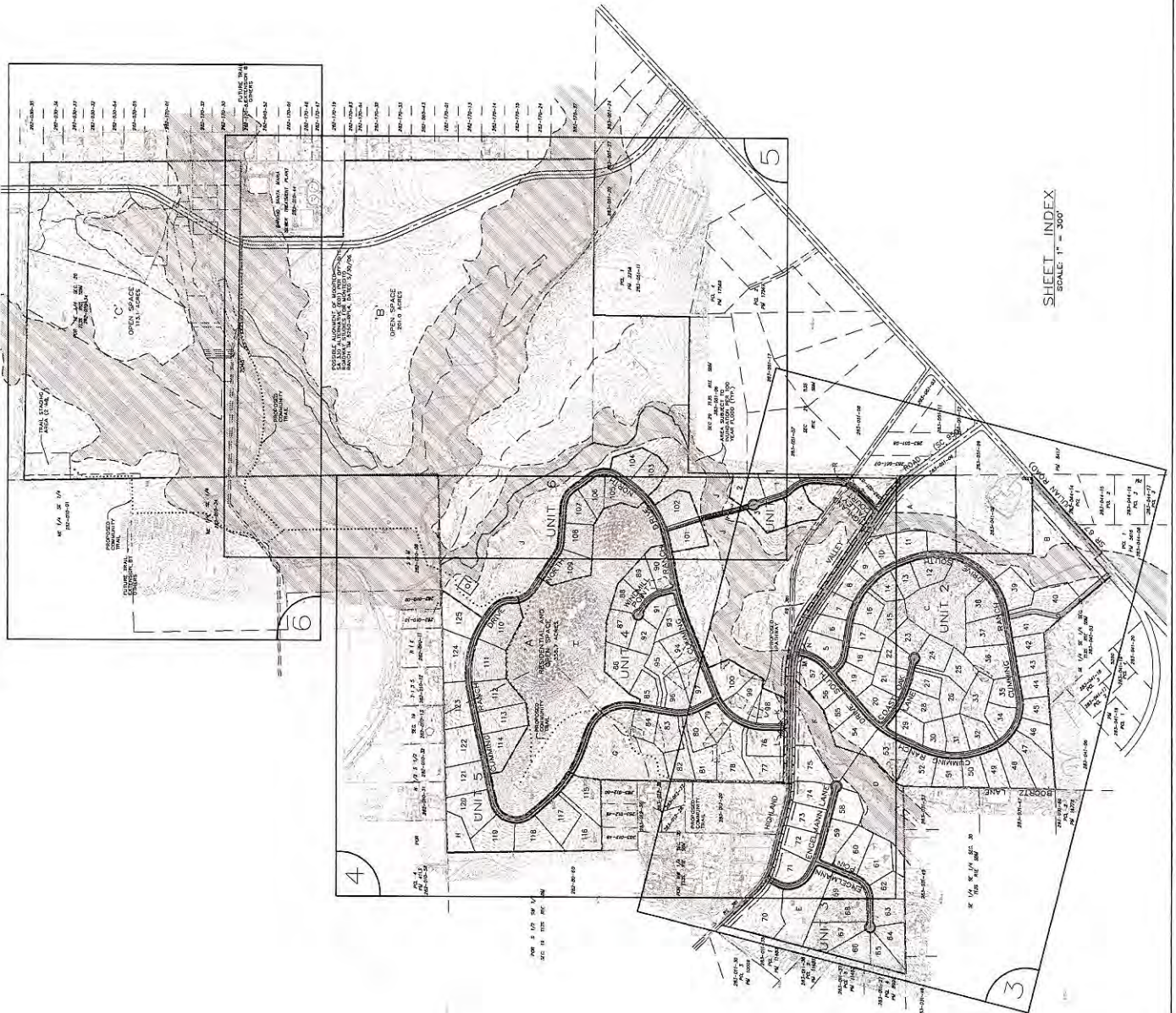
- | | | | |
|--|--------------------------------|---|--------------------------|
|  | RMWD Boundary |  | All Water Meters |
|  | Santa Maria Sewer Service Area |  | Subject Parcel selection |
|  | Water System | | |
|  | Fire_Hydrants | | |



COUNTY OF SAN DIEGO TRACT NO. 5344 RPL 4 CUMMING RANCH TENTATIVE MAP

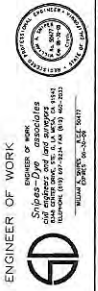


SCALE: 1" = 300'



- PRELIMINARY GRADING PLAN NOTES:**
1. THIS PLAN IS PROVIDED TO ALLOW FOR PRELIMINARY GRADING AND EROSION CONTROL MEASURES. IT IS NOT A FINAL GRADING PLAN AND DOES NOT REPRESENT THE FINAL GRADING OF THE PROJECT. THE FINAL GRADING SHALL BE DETERMINED BY THE GRADING ENGINEER AND SHALL BE SUBMITTED TO THE COUNTY OF SAN DIEGO FOR REVIEW AND APPROVAL.
 2. ALL LOT / FULL SIZES ARE 21' MINIMUM, UNLESS OTHERWISE SHOWN.
 3. ALL LOTS WILL HAVE ACCESS VIA A 10' APPLICABLE CONCRETE DRIVEWAY.
 4. ALL DRIVEWAYS SHALL BE CONSTRUCTED TO 0.5% WITH A MINIMUM GRADE OF 2%.
 5. SEE SURVEY STATION FOR ALL ELEVATION DATA. ELEVATION DATA IS BASED ON THE 1988 NAVD83 DATUM.

SHEET INDEX
SCALE: 1" = 300'





PROJECT FACILITY AVAILABILITY FORM

SEWER

Please type or use pen

805 Properties (619) 807-2483
Owner's Name Phone
7338 Turnford Drive
Owner's Mailing Address Street
San Diego CA 92119
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☒ Rezone (Reclassification) from S-88 to S-88 zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Administrative Permit (Open Space) _____
- B. ☒ Residential Total number of dwelling units 125
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Assessor's Parcel Number(s)
(Add extra if necessary)

282-010-30 & 43,
283-021-01 & 02,
283-022-01,
283-041-03,
283-041-09,
283-051-01

Thomas Bros. Page 1172/1152 Grid B3/B7
NW of SR67 at Highland Valley Road
Project address Street
Ramona 92065
Community Planning Area/Subregion Zip

C. Total Project acreage 682.6 Total lots 135 Smallest proposed lot 1.0 ac

- D. Is the project proposing its own wastewater treatment plant? Yes ☐ No ☒
Is the project proposing the use of reclaimed water? Yes ☐ No ☒

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Phillip Dauben Date: 5/4/09
Address: 7338 Turnford Drive San Diego CA 92119 Phone: (619) 807-2483

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Ramona Municipal Water Dist. Service area Santa Maria

- A. ☐ Project is in the District.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☒ Project is not in the District and is not within its Sphere of Influence boundary. Active Sewer Powers Area
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): Based on sewer system evaluation
(See attached conditions)
- C. ☒ District conditions are attached. Number of sheets attached: 1
☒ District has specific water reclamation conditions which are attached. Number of sheets attached: 1
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Expires: 6/04/11

Phillip Dauben
Authorized signature

Phillip Dauben
Print name

Civil Engineer
Print title

760-788-2260
Phone

6/04/09
Date

NOTE: THIS DOCUMENT IS NOT A DOCUMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



Conditions for Sewer Availability Letter (Not in the Active Sewer Powers)

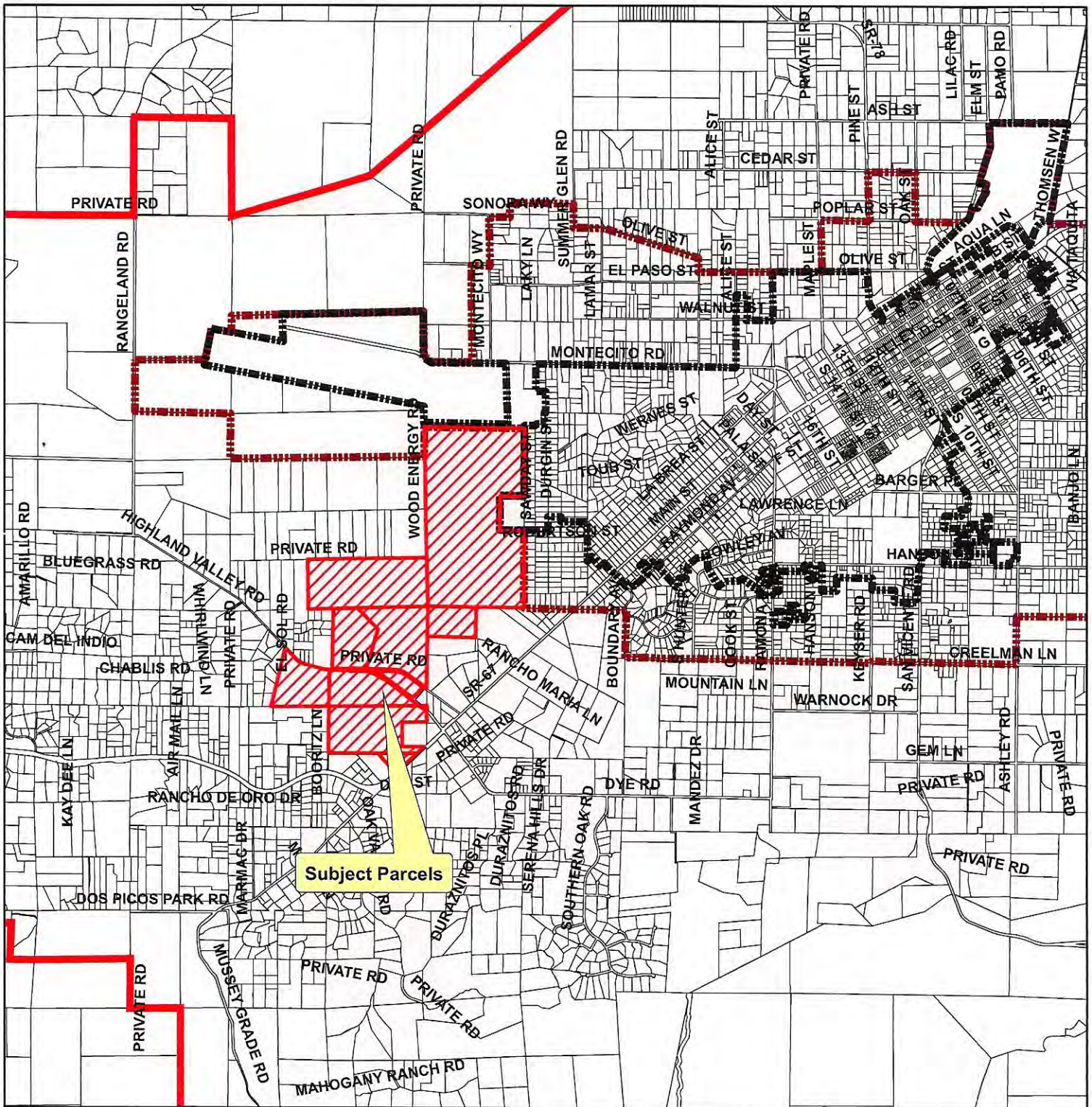
- a. The project is not within the Sewer Service Area and not within its Active Sewer Powers.
- b. Sewer facilities are not reasonably expected to become available within five (5) years unless the following conditions are met:
 - i. If a pre-annexation and/or pre-latent powers expansion agreement is signed by the owner/developer and approved by the District's Directors whereby the District will request consideration from LAFCO to expand the latent sewer powers to include the project area and the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, construction costs and the cost of a percentage of the value of the existing facilities, will be paid solely by the owner/developer in a timely fashion. The pre-annexation and/or pre-latent powers expansion agreement should state that the facilities required by the project will need to be completed before any connections shall be made.
 - ii. If the District adopts a resolution applying to LAFCO for expansion of its latent sewer powers to include the area.
 - iii. If LAFCO approves the annexation and/or the expansion of latent powers to include the area.
- c. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning, system evaluation, and annexation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. ***The Sewer System Evaluation shall be completed and a Sewer Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".***
- d. Sewer availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.***

Conditions for Reclaimed Water





It is the policy of the Ramona Municipal Water District that reclaimed water shall be used in designated areas within the jurisdiction wherever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment (LC 7.44.020). The conditions for reclaimed water use are as follows:

- A. A reclaimed water service agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.
- B. For each reclaimed water service area, an evaluation of whether greenbelt irrigation, commercial office buildings, filling of artificial lakes, or industrial process shall be limited the use of reclaimed water shall be made (LC 7.44.050). The District may mandate construction of reclaimed water distribution systems or other facilities in new developments for current or future reclaimed water use as a condition of any development.
- C. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project (LC 2.44.020 B). The amount of the deposit may vary depending on the project scope and additional deposits may be needed depending on actual costs. *The Reclaimed Water System Evaluation shall be completed and a Reclaimed Water Service Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".*
- D. Reclaimed water requirements and conditions are based on the current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. *Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for reclaimed water service.*

Vicinity Map
 Cumming Ranch
 Highland Valley Road & SR-67
 Owner: 805 Properties

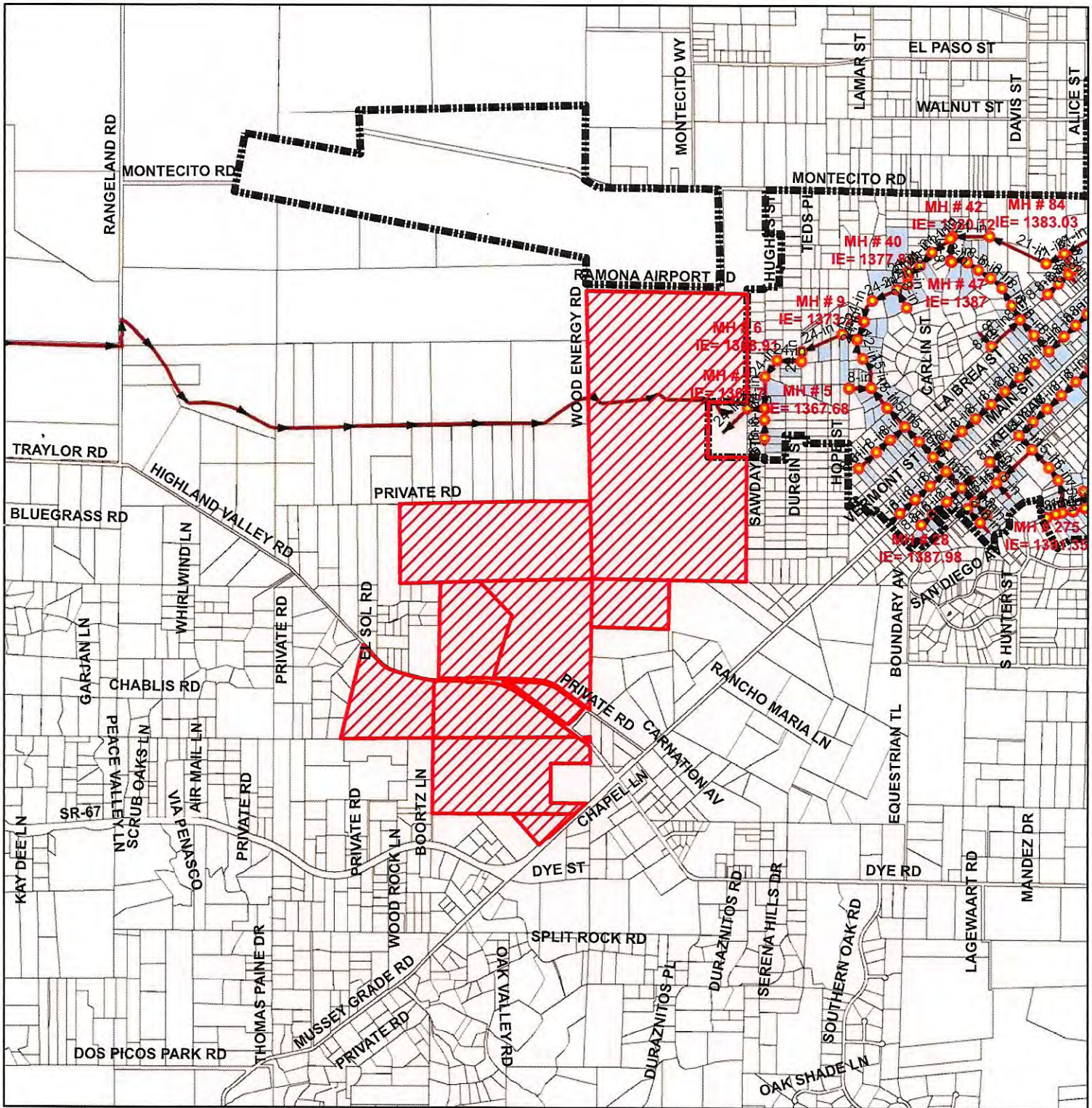


Legend

-  RMWD Boundary
-  Santa Maria Sewer Service Area
-  Active Latent Powers Boundary
-  Subject Parcel selection



Facility Map
Cumming Ranch
Highland Valley Road & SR-67
Owner: 805 Properties



Legend

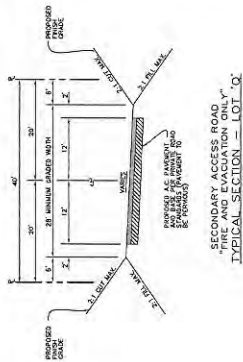
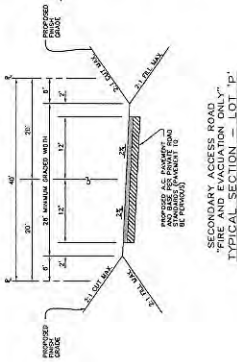
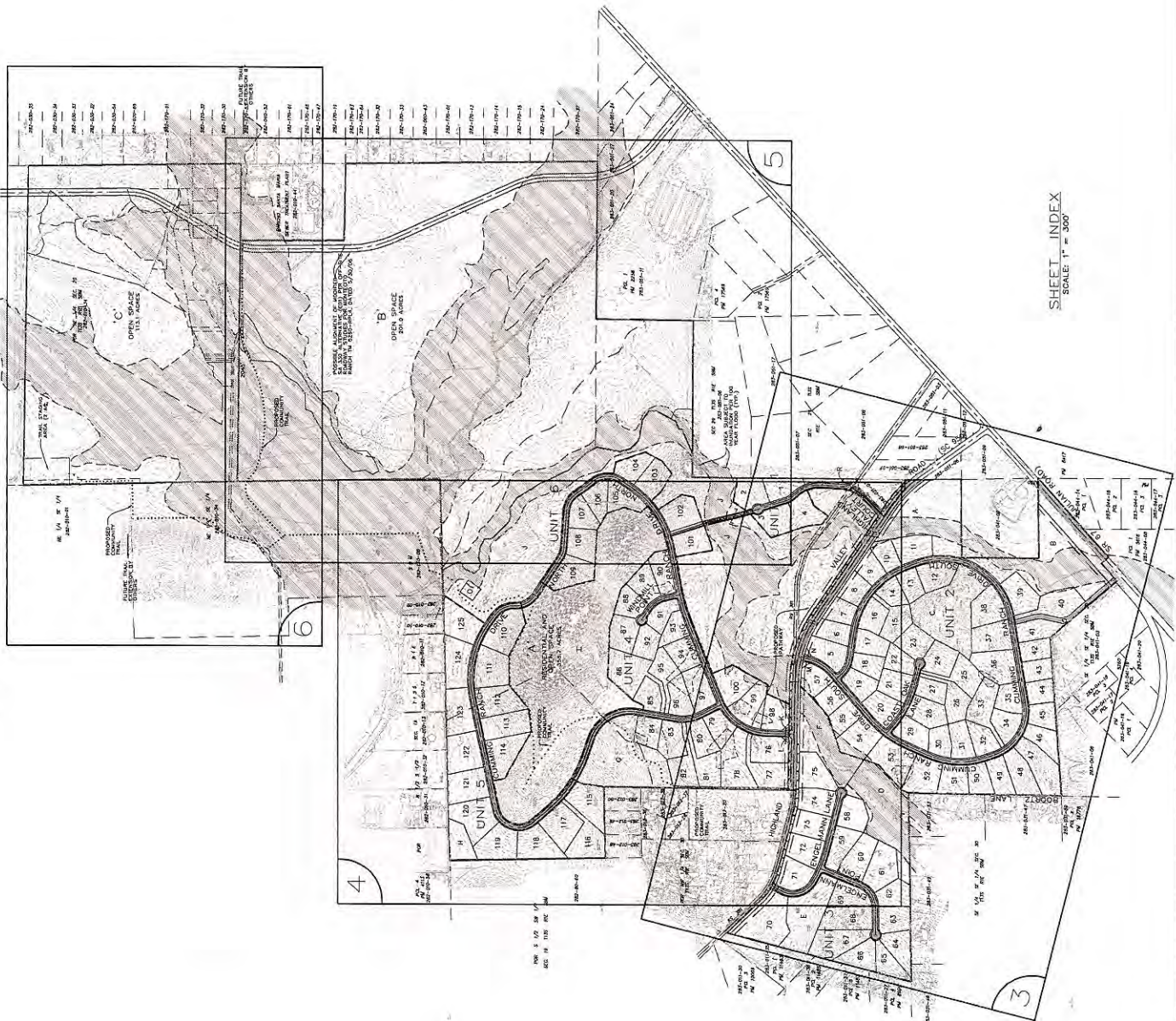
- | | | | |
|--|--------------------------------|--|--------------------------|
| | RMWD Boundary | | Sewer System |
| | Santa Maria Sewer Service Area | | Manholes |
| | Sewer EDUs | | Subject Parcel selection |



COUNTY OF SAN DIEGO TRACT NO. 5344 RPL 4 CUMMING RANCH TENTATIVE MAP



SCALE: 1" = 300'



- PRELIMINARY GRADING PLAN NOTES:**
1. THIS PLAN IS PREPARED TO ALLOW THE FILL AND EXCAVATION WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE GRADING PLAN. THE GRADING PLAN DOES NOT CONSTITUTE AND SHALL NOT BE USED AS A BASIS FOR ANY OTHER WORK. THE GRADING PLAN IS THE PROPERTY OF SNIPES-DYE ASSOCIATES, INC. AND SHALL BE KEPT IN THE OFFICE OF SNIPES-DYE ASSOCIATES, INC. FOR A PERIOD OF FIVE (5) YEARS AFTER THE DATE OF COMPLETION OF THE PROJECT.
 2. ALL LOT / FULL SLOPES ARE 2:1 MINIMUM, UNLESS OTHERWISE SHOWN.
 3. ALL LOTS WILL HAVE ACCESS VIA A 10' APPLICABLE CONCRETE DRIVEWAY.
 4. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER SDG-7 WITH A MINIMUM GRADE OF 3.0%.
 5. SEE DRAFTS FOR ALL FUTURE OFF-SITE IMPROVEMENT FOR L.S., L.P. AND L.P. IMPROVEMENTS.

SHEET INDEX
SCALE: 1" = 300'

ENGINEER OF WORK

Snipes-Dye Associates
10000 SAN DIEGO AVENUE, SUITE 100
SAN DIEGO, CA 92121
(619) 594-1000
WWW.SNIPES-DYE.COM



TENTATIVE MAP 5344 RPL 4
CUMMING RANCH

3348 CENTER DRIVE, SUITE C, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 480-2033

SNIPES-DYE ASSOCIATES

NO.	DATE	DESCRIPTION
1	10/24/08	REVISION: 10' MINIMUM GRADE
2	10/24/08	REVISION: 10' MINIMUM GRADE
3	10/24/08	REVISION: 10' MINIMUM GRADE
4	10/24/08	REVISION: 10' MINIMUM GRADE
5	10/24/08	REVISION: 10' MINIMUM GRADE



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666

(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

805 Properties (619) 807-2483

Owner's Name Phone

7338 Turnford Drive

Owner's Mailing Address Street

San Diego CA 92119

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE 2-23-07

AMT \$ 15.00

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☒ Boundary Adjustment
☐ Rezone (Reclassification) from S-88 to S-88 zone.
☐ Major Use Permit (MUP), purpose:
☐ Time Extension, Case No.
☐ Expired Map, Case No.
☒ Other Administrative Permit (Open Space)

Assessor's Parcel Number(s)
(Add extra if necessary)

282-010-30 & 43,

283-021-01 & 02,

283-022-01,

283-041-03,

283-041-09,

283-051-01

B. ☒ Residential Total number of dwelling units 136

☐ Commercial Gross floor area

☐ Industrial Gross floor area

☐ Other Gross floor area

C. Total Project acreage 682.6 Total lots 153 Smallest proposed lot 1.0 ac

Thomas Bros. Page 1172/1152 Grid B3/B7

NW of SR67 at Highland Valley Road

Project address Street

Ramona 92065

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature]

Date: 2/23/07

Address: 7338 Turnford Drive San Diego CA 92119

Phone: (619) 807-2483

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Ramona Fire Dept. / CDF

Indicate the location and distance of the primary fire station that will serve the proposed project: 3410 DYE RD.

APPROX .15 mi. FROM PROJECT.

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
B. ☐ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
☒ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

[Signature] STACEY RIORIAN INSPECTOR 760-788-2243 2-23-07
Authorized signature Print name and title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Sc

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

805 Properties (619) 807-2483
Owner's Name Phone
7338 Turnford Drive
Owner's Mailing Address Street
San Diego CA 92119
City State Zip

ORG _____
ACCT _____
ACT _____ ELEMENTARY _____
TASK _____ HIGH SCHOOL _____
DATE _____ UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations
☒ General Plan Amendment
☒ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
(Add extra if necessary)

282-010-30 & 43,
283-021-01 & 02,
283-022-01,
283-041-03,
283-041-09,
283-051-01

B. DEVELOPMENT PROJECT

- ☒ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Administrative Permit (Open Space)

Thomas Bros. Page 1172/1152 Grid B3/B7

NW of SR67 at Highland Valley Road

Project address Street

Ramona 92065

Community Planning Area/Subregion Zip

- C. ☒ Residential Total number of dwelling units 136
☐ Commercial Gross floor area
☐ Industrial Gross floor area
☐ Other Gross floor area

- D. ☐ Total Project acreage 682.6 Total number lots 153

Applicant's Signature: _____ Date: 2/2/07

Address: 7338 Turnford Drive San Diego CA 92119 Phone: (619) 807-2483

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: RAMONA UNIFIED SCHOOL DISTRICT

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: _____ miles

DUE TO OVERCROWDED CONISITIONS, SCHOOLS OF ATTENDANCE CANNOT BE IDENTIFIED AT THIS TIME.

Junior/Middle: _____ miles High school: _____ miles

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district. FEES WILL BE EXACTED PER THE PREVAILING RATES AT THE TIME OF

PERMIT APPLICATION.

Patricia M DiMaio Patricia DiMaio
Authorized signature Print name

Fiscal Services Manager 760 787 2029
Print title Phone 2/23/07

On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

DPLU-399Sc (03/03)

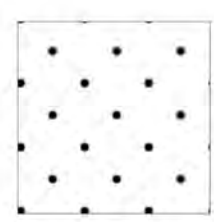
ATTACHMENT

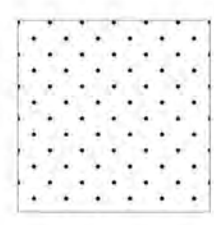
Cumming Ranch Specific Plan Map

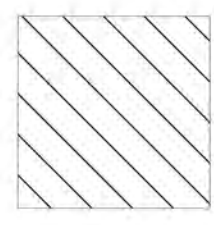
CUMMING RANCH SPECIFIC PLAN SP 03-005


LAND USE MAP


Legend

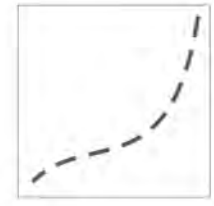
- 

OPEN SPACE 1 (OS-1)
AREAS SET ASIDE FOR PERMANENT PRESERVATION. ONLY LIMITED ENCROACHMENT ALLOWED FOR FACILITIES AND SERVICES. ACREAGE: 256.4 ACRES
- 

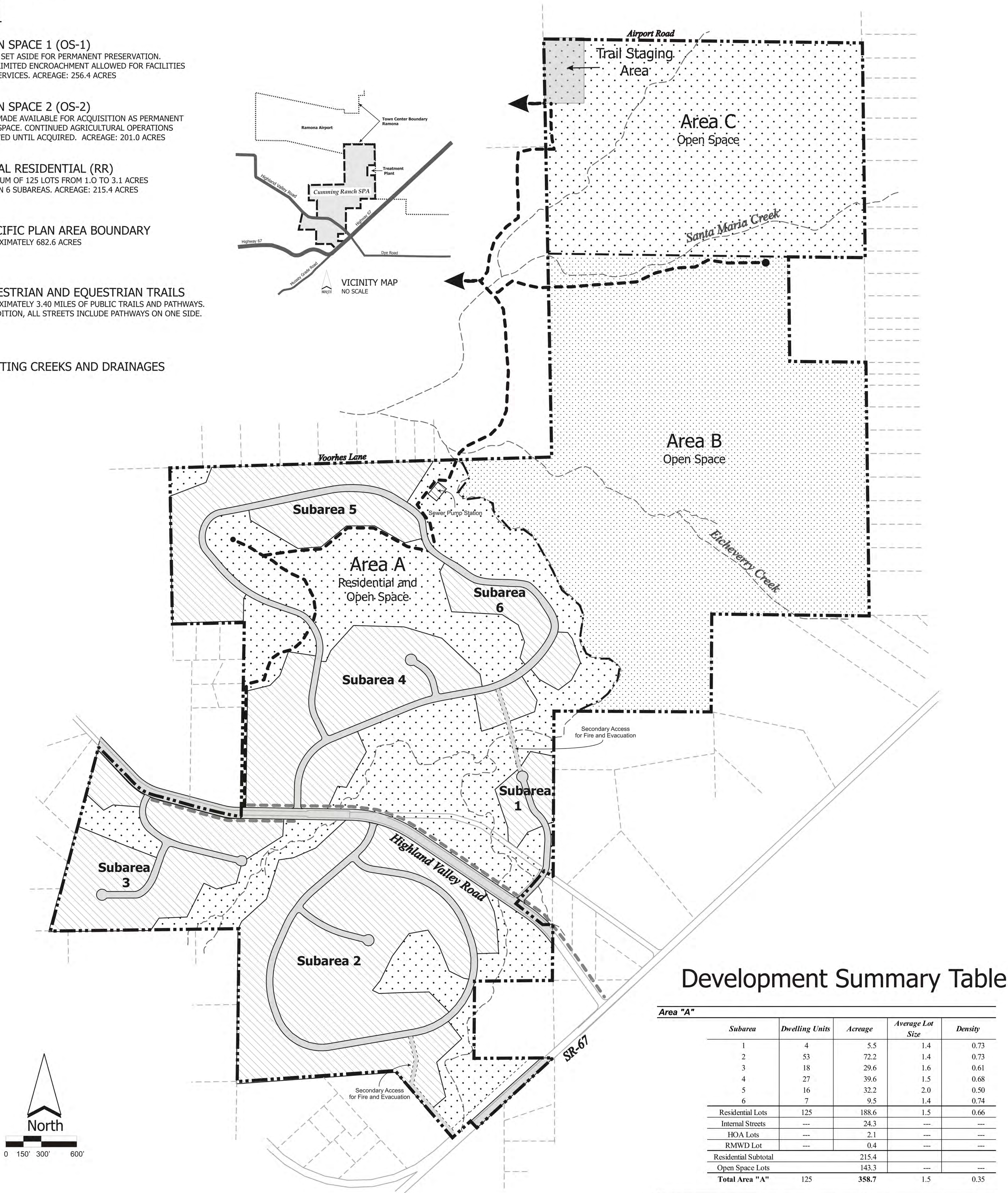
OPEN SPACE 2 (OS-2)
AREA MADE AVAILABLE FOR ACQUISITION AS PERMANENT OPEN SPACE. CONTINUED AGRICULTURAL OPERATIONS ALLOWED UNTIL ACQUIRED. ACREAGE: 201.0 ACRES
- 

RURAL RESIDENTIAL (RR)
MAXIMUM OF 125 LOTS FROM 1.0 TO 3.1 ACRES WITHIN 6 SUBAREAS. ACREAGE: 215.4 ACRES
- 

SPECIFIC PLAN AREA BOUNDARY
APPROXIMATELY 682.6 ACRES
- 

PEDESTRIAN AND EQUESTRIAN TRAILS
APPROXIMATELY 3.40 MILES OF PUBLIC TRAILS AND PATHWAYS. IN ADDITION, ALL STREETS INCLUDE PATHWAYS ON ONE SIDE.
- 

EXISTING CREEKS AND DRAINAGES



Development Summary Table

Area "A"				
Subarea	Dwelling Units	Acreage	Average Lot Size	Density
1	4	5.5	1.4	0.73
2	53	72.2	1.4	0.73
3	18	29.6	1.6	0.61
4	27	39.6	1.5	0.68
5	16	32.2	2.0	0.50
6	7	9.5	1.4	0.74
Residential Lots	125	188.6	1.5	0.66
Internal Streets	---	24.3	---	---
HOA Lots	---	2.1	---	---
RMWD Lot	---	0.4	---	---
Residential Subtotal		215.4		
Open Space Lots		143.3	---	---
Total Area "A"	125	358.7	1.5	0.35
Area "B"				
Open Space	0	201.0	---	0.00
Area "C"				
Open Space	0	113.1	---	0.00
Other				
ROW - Highway 67		2.9	---	---
ROW - Highland Valley		6.9	---	---
Total Other		9.8		
Total Project Area	125	682.6		0.18
% of Project				
Total Residential	125	215.4	---	31.6%
Total Open Space	---	457.4	---	67.0%
Total Other	---	9.8	---	1.4%
		682.6		100%